



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding 0913118 BC LTD
and [tenant name suppressed to protect privacy]

DECISION

and

RECORD OF SETTLEMENT

Dispute Codes:

OPR, MNR, MNSD, FF

Introduction

This hearing was convened in response to an application by the landlord pursuant to the *Residential Tenancy Act* (the Act) for an Order of Possession, a Monetary Order for unpaid rent and to recover the filing fee. Both parties appeared in the conference call hearing and participated with their testimony.

During the course of the hearing the parties discussed their dispute and agreed to settle all issues in dispute, to the satisfaction of both parties, and that I record their settlement as per Section 63 of the Residential Tenancy Act, as follows:

1. The tenant and landlord agree the tenancy **continues** in accordance with the terms of this settlement.
2. the tenant and landlord agree that the tenant will pay the landlord **\$225.00** of rent arrears on or before **June 15, 2014**, and **\$225.00** of rent arrears on or before **July 15, 2014**, in addition to the payable rent for those months.
3. the tenant and landlord agree the landlord will receive an **Order of Possession** effective **July 31, 2014**. If the tenant does not pay the agreed amounts on the agreed dates, the landlord may serve the tenant with the Order of Possession and the tenancy will end in accordance with the Order.

If the landlord does not serve the Order in accordance with this agreement by July 29, 2014, the Order becomes null and of no effect.

Conclusion

I grant the landlord an **Order of Possession, effective July 31, 2014**. The tenant must be served with this Order. If the landlord serves the Order of Possession on the tenant and the tenant fails to comply with the order, the Order may be filed in the Supreme Court of British Columbia and enforced as an Order of that Court.

This Decision and settlement agreement is final and binding on both parties.

This Decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the Residential Tenancy Act.

Dated: June 03, 2014

Residential Tenancy Branch

