



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNC, OPC, MNR, FF

### Introduction and Issues to be Decided:

The tenant has applied for an Order to cancel a Notice to End the Tenancy for Cause dated May 30, 2014. The landlord applied for an order for possession and a monetary Order for unpaid rent.. All parties attended the hearing.

### Settlement:

The parties agreed that the tenancy end on August 31, 2014 provided the tenant satisfies the payment agreement below and they have asked that I record the terms pursuant to section 63(2) as follows:

- a.        The tenant will pay the landlord the sum of \$ 1,240.00 representing arrears for June and July 2014 by July 25, 2014 at 5:00 PM,
- b.        The tenant will pay the landlord \$ 1,180.00 for the rent on August 1, 2014,
- c.        If the tenant fails to complete the payments in paragraph a. and b. in full and on time the landlord will execute an Order for Possession dated July 26, 2014. However once the tenant completes the payments in paragraph b. herein the tenancy will end on August 31, 2014 and the Order for Possession shall be executed at least 2 days prior to that date, and
- d.        The parties agree to deal with each other in a respectful manner throughout the remainder of the tenancy.

Conclusion:

As a result of the settlement I granted an Order for Possession effective July 26, 2014 which is not to be executed upon unless the tenant is in breach of paragraphs a. or b. herein. If the tenant completes the payment in paragraph b. herein the Order for Possession shall be effective for August 31, 2014. There shall be no order with respect to reimbursement of the cost of the filing fee to either party. The landlord must serve the tenant with this decision and Order as soon as possible. I have dismissed all applications by the tenant. I have dismissed with leave to reapply the landlord's application for a monetary order.

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: July 23, 2014

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Residential Tenancy Branch

