



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Proline Management Ltd.
and [tenant name suppressed to protect privacy]

SETTLEMENT AGREEMENT

Dispute Codes CNR FF

This hearing dealt with an application by the tenant to cancel a notice to end tenancy for unpaid rent. The tenant and the landlord called in to the teleconference hearing.

During the course of the hearing, the parties reached an agreement to settle this matter, on the following conditions:

1. the tenant withdraws his application;
2. the landlord withdraws the notice to end tenancy;
3. the tenant will on or before the end of the business day on September 19, 2014 pay the landlord the amount of \$8300, representing outstanding rent up to and including September 2014; and
4. if the tenant does not pay the amount owed on the specified date, the landlord will serve an order of possession on the tenant, and the tenancy will end.

I grant the landlord an order of possession, effective two days after service. If the tenant complies with the terms of this settlement agreement, the tenancy is reinstated and the order of possession becomes void and of no force or effect.

If the tenant fails to comply with the terms of this settlement agreement, the landlord may serve the order of possession on the tenant. 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 settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*. The parties are bound by the terms of this agreement, as well as by the terms of their tenancy agreement and the Act. Should either party violate the terms of this agreement, the tenancy agreement or the Act, it is open to the other party to take steps under the Act to end the tenancy or apply for monetary compensation or other orders under the Act.

As this matter was settled, I decline to award the landlord recovery of the filing fee for the cost of their application.

Dated: August 18, 2014

Residential Tenancy Branch

