



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPC, FF

Introduction:

The landlord has applied for an Order for possession pursuant to an undisputed Notice to End the Tenancy dated June 17, 2014 for Cause.

Facts:

A hearing was conducted in the presence of both parties. A tenancy began on August 1, 2012 with rent in the amount of \$ 600.00 due in advance on the first day of each month. The tenant paid a security deposit amounting to \$ 300.00 on August 1, 2012.

Settlement:

The parties settled this matter and I have recorded the agreement pursuant to section 63(2) as follows:

- a. The parties have agreed to end the tenancy effective September 30, 2014 at 1:00 PM,
- b. The tenant agrees to pay the rent for August by August 27, 2014 by 5:00 PM and to pay the rent for September by September 1, 2014,
- c. If the tenant fails to complete the rental payments in paragraph a. in full and on time the landlord will execute an Order for Possession effective August 28, 2014,
- d. If the tenant completes the rental payments in paragraph a. herein the landlord may only execute the Order for Possession on September 30, 2014, and
- e. The tenant shall not smoke within ten feet of his unit.

Conclusion:

As a result of the settlement I have granted the landlord an Order for Possession effective August 28, 2014 at 1:00 PM which is not to be executed by the landlord until September 30, 2014 if the tenant is in compliance with the rental payments agreement in paragraph a. herein. This order may be enforced in the Supreme Court of B.C. The tenant must be served with this Order and decision accordingly. There shall be no order as to reimbursement of the filing fee herein. The parties are cautioned to deal with the security deposit in accordance with section 38 of the Act.

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*.

Residential Tenancy Branch

