



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

MNR, MNSD, FF

Introduction

This hearing was scheduled in response to the Landlord's Application for Dispute Resolution, in which the Landlord applied for a monetary Order for unpaid rent, to retain all or part of the security deposit, and to recover the fee for filing this Application for Dispute Resolution.

Both parties were represented at the hearing.

Issue(s) to be Decided

Is the Landlord entitled to an Order of Possession; to a monetary Order for unpaid rent; and to a monetary Order for damage to the rental unit?

Background and Evidence

At the outset of the hearing the Landlord and the Tenant agreed to settle all issues in dispute in regards to this tenancy under the following terms:

- The Landlord will retain the Tenant's security deposit of \$450.00
- The Tenant will pay the Landlord \$150.00, in cash, by October 01, 2014
- The Tenant will pay the Landlord \$150.00, in cash, by November 01, 2014
- The Tenant will pay the Landlord \$150.00, in cash, by December 01, 2014
- The Tenant will pay the Landlord \$150.00, in cash, by January 01, 2015
- The Tenant will pay the Landlord \$150.00, in cash, by February 01, 2015
- The Tenant will pay the Landlord \$150.00, in cash, by March 01, 2015
- The Tenant will pay the Landlord \$150.00, in cash, by April 01, 2015
- The Tenant will pay the Landlord \$150.00, in cash, by March 01, 2015
- The Tenant will pay the Landlord \$150.00, in cash, by April 01, 2015
- The Tenant will pay the Landlord \$125.00, in cash, by May 01, 2015
- The Tenant may pay the debt in advance if she wishes
- The Landlord will receive a monetary Order that is enforceable if the Tenant does not make any of the aforementioned payments on time.

Analysis

This dispute has been settled by the parties in accordance with the aforementioned terms.

Conclusion

On the basis of the settlement agreement, I grant the Landlord a monetary Order, in the amount of \$1,475.00. In the event that the Tenant does not make any of the payments in accordance with the aforementioned settlement agree, this Order may be served on the Tenant, filed with the Province of British Columbia Small Claims Court and enforced as an Order of that Court. The parties should retain a record of payments made toward this debt, in the event the Order is enforced by the Province of British Columbia Small Claims Court.

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: September 15, 2014

Residential Tenancy Branch

