



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPL, OPR, MNR

Introduction

This hearing was convened in response to an application by the Landlord pursuant to the *Residential Tenancy Act* for Orders as follows:

1. An Order of Possession - Section 55; and
2. A Monetary Order for unpaid rent - Section 67.

Both Parties attended the conference call hearing. During the hearing the parties settled the dispute.

Preliminary Matter

At the onset of the hearing the Tenants indicated that the Landlord spelled their last names incorrectly and provided the correct spelling of their names. Despite being given the opportunity to amend the application to correct the spelling of the Tenants' names, the Landlord declined.

Settlement

Section 63 of the Act is set out as follows:

- (1) The director may assist the parties, or offer the parties an opportunity, to settle their dispute.
- (2) If the parties settle their dispute during dispute resolution proceedings, the director may record the settlement in the form of a decision or order.

Given the authority under the Act, and agreement reached between the Parties during the proceedings, I find that the Parties have settled their dispute and the following records this settlement as a decision.

The Parties mutually agree as follows:

- 1. The tenancy will end and the Tenants will move out of the unit on or before October 31, 2014;**
- 2. The Tenants owe \$2,800.00 in unpaid rent for September and October 2014;**
- 3. The Landlord will retain the security deposit of \$700.00 plus zero interest in partial satisfaction of the rents owed;**
- 4. The Tenants will pay to the Landlord, no later than October 15, 2014, the remaining amount of \$2,100.00; and**
- 5. These terms comprise the full and final settlement of all aspects of this dispute for both parties.**

In order to give effect to this agreement I provide an order of possession to the Landlord and a monetary order for \$2,100.00 which, if necessary, may be filed in the Small Claims Court and enforced as an order of that Court.

Conclusion

The dispute is resolved as set out above.

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: October 14, 2014

Residential Tenancy Branch

