



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: CNR, CNC, OPC, MNR, MNDC

Introduction and Issues to be Decided:

The tenant applied to cancel several Notice To End the Tenancy for non-payment of rent and Cause dated July 7, 2014, August 21, 2014 and September 5, 2014 as well as requesting an Order for compensation. The landlord has applied for an Order for Possession and Monetary Order for unpaid rent based upon the same Notices. All parties attended the hearing.

Settlement:

The parties agreed that the tenancy shall end on October 31, 2014 at 1:00 PM subject to the following terms and payment agreement and they have asked that I record the terms pursuant to section 63(2) as follows:

- a. The tenant will pay the landlord \$ 750.00 by October 25, 2014,
- b. The tenant will pay the landlord \$ 283.00 by November 1, 2014,
- c. If the tenant completes the payments in paragraph a. and b. in full and on time the landlord will execute an Order for Possession effective on October 31, 2014,
- d. If the tenant fails to complete the payments in paragraph a. and b. in full and on time the landlord may execute an Order for Possession and a Monetary Order for the balance owing as soon as October 26, 2014, and
- e. The tenant will not be responsible for any other rental payments than set out herein.

Conclusion:

As a result of the settlement I granted an Order for Possession effective October 26, 2014 and a Monetary Order in the amount of \$ 1,033.00 effective October 26, 2014, both which are to be executed in accordance with paragraphs c. and d. herein and if the tenant is in breach of paragraphs a. or b. herein and at that time he is to be given credit for any payments actually received. If the tenant completes the payment in paragraph a. and b. herein the Monetary Order is void and unenforceable. 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 Orders as soon as possible. I have dismissed all of the tenant's claims and the remainder of the landlord's claims.

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 21, 2014

Residential Tenancy Branch

