



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: OPR, MNR, MNSD, FF

Introduction and Issues to be Decided:

The landlord has applied for an Order for Possession and Monetary Order based upon a Notice To End the Tenancy for non-payment of rent dated August 5, 2024 with an effective date of February 11, 2011. All parties attended the hearing.

Settlement:

The parties agreed that the tenancy shall continue provided the tenants satisfy the payment agreement below and they have asked that I record the terms pursuant to section 63(2) as follows:

- a. The tenants will permit the landlord to retain their security deposit amounting to \$ 600.00,
- b. The tenants will pay the landlord an additional \$ 1,800.00 in payments of \$ 200.00 per month on the first of every month to be completed by July 1, 2015, and
- c. If the tenants fail to complete the payments in paragraph b. in full and on time the landlord will execute an a Monetary Order for the balance owing.

Conclusion:

As a result of the settlement I ordered that the landlord retain the tenants' security deposit amounting to \$ 600.00 and granted the landlord a Monetary Order in the

amount of \$ 1,800.00.00 effective November 1, 2014, which is not to be executed upon unless the tenants are in breach of paragraph b. herein and at that time they are to be given credit for any payments actually received. If the tenants complete the payment in paragraph 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. I have dismissed all other applications. The landlord must serve the tenants with this decision and Order as soon as possible.

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 15, 2014

Residential Tenancy Branch

