



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, FF

Introduction

This hearing dealt with an Application for Dispute Resolution by the landlord for an order of possession and a monetary order for unpaid rent.

Both parties appeared. During the hearing the parties agreed to settle these matters, on the following conditions:

- 1) The parties agreed to mutually end the tenancy with an effective vacancy date of December 16, 2014. The landlord is entitled to an order of possession effective on the agreed upon date.
- 2) The tenant agreed that she owes the landlord the total amount of \$1,370.00 for unpaid rent and the \$50.00 filing fee;
- 3) The parties agreed that the landlord will retain the security deposit of \$330.00 to offset the above amount owed, leaving the balance due of \$1,040.00. The landlord is entitled to a formal monetary order.
- 4) The tenant presented a payment schedule in the amount of \$100.00 per month payable on the last day of each month, commencing December 31, 2014. The landlord agreed to the payment schedule. Should the tenant fail to comply with the payment scheduled the landlord is a liberty to enforce the monetary order in the Provincial Court (Small Claims division).

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*.

Conclusion

As a result of the above settlement, the landlord is granted an order of possession and a monetary order, should the tenant fail to comply with the settlement agreement.

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: December 05, 2014

Residential Tenancy Branch

