



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR, FF, CNR, MNDC, OLC,

### Introduction

This hearing dealt with cross applications. In the Landlord's Application for Dispute Resolution he sought an Order of Possession based on unpaid rent and to recover the filing fee for the Application. The Tenants sought an Order cancelling the 10 Day Notice to End Tenancy for Unpaid Rent or Utilities, an Order that the Landlord comply with the Act, regulations or the tenancy agreement, and a Monetary Order for money owed or compensation for damage or loss under the Act, regulation or tenancy agreement.

Both parties appeared at the hearing. The hearing process was explained and the participants were asked if they had any questions. Both parties provided affirmed testimony and were provided the opportunity to present their evidence orally and in written and documentary form, and make submissions to me.

During the hearing the parties reached a comprehensive settlement. Pursuant to section 63 of the Act I record that settlement in this my decision and resulting Orders.

The Terms of their settlement is as follows:

1. The Tenants will vacate the rental unit by 1:00 p.m. on January 21, 2015.
2. The Landlord will be entitled to an Order of Possession effective January 21, 2015 at 1:00 p.m.
3. The Tenants will pay to the Landlord the sum of \$3,500.00 representing outstanding rent up to and including January 21, 2015. The Tenants will pay this sum to the Landlord as follows:
  - a. the Tenants will make seven equal payments of \$500.00 per month payable on the 15<sup>th</sup> of the month commencing January 15, 2015; and

- b. at 6:00 p.m. on January 15, 2015 the Tenants will provide to the Landlord seven cheques in the amount of \$500.00 each and dated as follows:
    - i. January 15, 2015;
    - ii. February 15, 2015;
    - iii. March 15, 2015;
    - iv. April 15, 2015;
    - v. May 15, 2015;
    - vi. June 15, 2015; and
    - vii. July 15, 2015.
4. The Landlord shall be at liberty to apply for a further Monetary Order for unpaid utilities.

#### Conclusion

The parties reached a comprehensive settlement whereby the Tenant agreed to vacate the rental unit by January 21, 2015 and pay the agreed upon sum of \$3,500.00 over seven months in equal payments of \$500.00 per month payable on the 15<sup>th</sup> of each month.

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: January 12, 2015

---

Residential Tenancy Branch

