



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION AND RECORD OF SETTLEMENT

Dispute Codes:

OPR MNR FF

Introduction

This hearing was convened in response to an application by the landlord pursuant to the *Residential Tenancy Act* (the Act) for an Order of Possession and a Monetary Order in respect to unpaid rent, and to recover the filing fee. Both parties attended the hearing and provided their testimony.

The tenant continues to reside in the rental unit. The parties agreed the payable rent under the tenancy agreement is \$1000.00 per month. The parties further agreed that the rent for November 2014 was not paid in full, and that rent for December 2014 and for January 2015 has not been paid.

During the course of the hearing the parties discussed their dispute and agreed to settle the issues brought forward by the landlord's application, and in dispute, to the full satisfaction of both parties, and that I record their settlement as per Section 63 of the Residential Tenancy Act, as follows:

1. the tenant and landlord agree that **this tenancy will end *no later* than January 31, 2015**, and
2. the landlord will receive an **Order of Possession** effective **January 31, 2015**, and
3. the parties agree that the tenant will pay all rent owed to the end of the tenancy in the full and total amount of **\$1000.00**, forthwith, and
4. the landlord will receive a **Monetary Order** in the agreed amount of **\$1000.00**.

As the parties were able to mutually resolve their dispute I decline to award the landlord the filing fee.

Conclusion

The parties have agreed to resolve this dispute under the terms and provisions set out above.

The landlord is provided an **Order of Possession, effective January 31, 2015**. The tenant must be served with this Order. If the landlord serves the Order of Possession on the tenant and the tenant fails to comply with the order, the Order may be filed in the Supreme Court of British Columbia and enforced as an Order of that Court.

The landlord is provided a **Monetary Order** under Section 67 of the Act for the amount of **\$1000.00**. If necessary, this Order may be filed in the Small Claims Court and enforced as an Order of that Court.

This Decision and Settlement Agreement is final and binding on both parties.

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 07, 2015

Residential Tenancy Branch

