



# Dispute Resolution Services

Page: 1

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 \$950.00 per month. The parties further agreed that the rent for February 2015 was not paid in full, with \$200.00 still owing, and that rent for March 2015 has not been paid in full, with \$450.00 still owing.

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 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 April 30, 2015**, and
2. the parties agree the landlord will receive an **Order of Possession** effective **April 30, 2015**, and
3. the parties agree that the tenant will pay all rent owed to the end of the tenancy, and
4. the tenant will pay the landlord **\$675.00** forthwith, and no later than March 25, 2015

**The parties each confirmed the above terms of their settlement agreement.**

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

To perfect this settlement agreement, the landlord will receive a **Monetary Order** in the amount the parties agree is owed to date - **\$675.00**. Should the parties comply with their agreement and the tenant pays the landlord this same amount by the agreed date, the Monetary Order is rendered *null, of no effect, and unenforceable*.

### **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 April 30, 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 **\$674.00**. *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: March 25, 2015

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Residential Tenancy Branch

