



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Bristol Estates
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNR, MNSD, FF

Introduction

The landlord applies for an order of possession pursuant to a ten day Notice to End Tenancy for unpaid rent dated March 2, 2015 and for a monetary award for unpaid rent.

The parties were able to resolve this matter at hearing.

It was agreed that the tenant presently owes \$650.00 in rent arrears, plus \$50.00 in late fees and the landlord's \$50.00 filing fee for this application: a total of \$750.00. It is agreed that the landlord will have a monetary order against the tenant for \$750.00 and that the tenant will satisfy that monetary order by payment of \$750.00 to the landlord on or before May 20, 2015, in addition to the \$850.00 rent coming due on May 1, 2015.

It was agreed that as an assurance to the landlord, the landlord will have an order of possession, **enforceable only on the following terms:**

1. In the event the May 2015 rent is not paid when due the parties agree this tenancy ends and the landlord may serve and enforce the order of possession.
2. In the event the monetary order of \$750.00 is not paid in full on or before May 20, 2015, this tenancy ends and the landlord may serve and enforce the order of possession.
3. In the event the May 2015 rent is paid in full and the monetary order is paid in full on or before May 20, 2015, the order of possession is null and void and the tenancy continues.

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: April 17, 2015

Residential Tenancy Branch

