



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, MNSD, FF

Introduction

This hearing was convened by way of conference call concerning an application made by the landlords for an Order of Possession and a monetary order for unpaid rent or utilities, for an order permitting the landlords to keep all or part of the pet damage deposit or security deposit, and to recover the filing fee from the tenant for the cost of the application.

Both landlords and the tenant attended the hearing.

During the course of the hearing the parties agreed to settle this dispute on the following terms:

1. The tenant will pay to the landlords rental arrears of \$2,000.00 for March, 2015 by April 24, 2015;
2. The tenant will pay to the landlords rental arrears of \$2,000.00 for April by April 30, 2015;
3. The tenant will pay to the landlords rent for the month of May, 2015 in the amount of \$2,000.00 when it is payable under the tenancy agreement, which is May 2, 2015;
4. The landlords will have an Order of Possession effective on 2 days notice to the tenant, but WILL NOT serve the Order of Possession unless the tenant fails to make the payments set out above.

Since the parties have settled this dispute I decline to order that the landlords recover the filing fee.

Conclusion

For the reasons set out above, I hereby grant an Order of Possession in favour of the landlords on 2 days notice to the tenant.

I hereby order the tenant to pay to the landlords \$2,000.00 on or before April 24, 2015, as well as \$2,000.00 on or before April 30, 2015, as well as \$2,000.00 on or before May 2, 2015.

If the tenant fails to make any of the payments by the dates set out above, the landlord will be at liberty to serve the Order of Possession without the necessity of making a further Application for Dispute Resolution. The landlord may NOT serve the Order of Possession if the tenant abides by the payment schedule set out above.

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 22, 2015

Residential Tenancy Branch

