



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes            OPR, OPC, MNR, CNR, CNC, FF

This hearing dealt with two related applications. One was the landlord's application for an order of possession based upon a 10 Day Notice to End Tenancy for Non-Payment of Rent and a 1 Month Notice to End Tenancy for Cause, and a monetary order. The other was the tenant's application to set aside both notices to end tenancy. Both parties appeared and had an opportunity to be heard.

After a thorough and difficult discussion the parties agreed as follows:

- If the tenant pays the landlord \$1525.00 for the March rent by 5:00 on April 22, 2015, the landlord will allow the tenant to stay in the rental unit until May 1, 2015. In the hearing the parties agreed they would meet at the bank at 3:30 pm, April 22, 2015.
- If the payment is not made as required by this decision:
  - The landlord may exercise its rights under the Order of Possession, effective two days after service, which is provided with this decision. Should the tenant fail to comply with this decision, the order may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.
  - The landlord is granted a monetary order pursuant to section 67 in the amount of \$1525.00. If the tenant fails to make the payment as set out in this decision the order may be filed in the Small Claims Court and enforced as an order of that court.

In the hearing the parties were given information about the provisions of the Residential Tenancy Act related to return of a security deposit.

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

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Residential Tenancy Branch

