



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

OPR, MNR, FF

Introduction

This hearing dealt with the landlord's application for dispute resolution under the Residential Tenancy Act (the "Act"). The landlord applied for an order of possession for the rental unit pursuant to a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities ("Notice"), a monetary order for unpaid rent, and for recovery of the filing fee paid for this application.

The landlord's agents (hereafter "landlord") and the tenants attended, the hearing process was explained, and they were given an opportunity to ask questions about the hearing process. After brief testimony, a mediated discussion ensued and the parties agreed to resolve their differences, as follows:

Settled Agreement

The landlord and tenants agreed to a mutual settlement under the following terms and conditions:

1. The tenants agree to vacate the rental unit by 1:00 p.m. on June 15, 2015;
2. The landlord agrees that the tenancy will continue until June 15, 2015, at 1:00 p.m.;
3. The tenants understand the landlord will be issued an order of possession for the rental unit, based upon the settled agreement, and that if the tenants fail to vacate the rental unit by 1:00 p.m., June 15, 2015, the landlord may serve the order of possession on the tenants for enforcement purposes;
4. The parties agree that the tenants owe the landlord the amount of \$1200.00 in unpaid rent for April and May 2015, or \$600.00 per month, and that the landlord will be issued a monetary order in that amount; and
5. The parties acknowledge their understanding that this settled Decision resolves the matters contained in the landlord's application and that no finding is made on the merits of the said application for dispute resolution or the landlord's Notice.

Conclusion

The landlord and the tenants have reached a settled agreement.

Based upon the settled agreement as outlined above, I provide the landlord with an order of possession for the rental unit in the event the tenants fail to vacate the rental unit by June 15, 2015, at 1:00 p.m.

The order of possession is enclosed with the landlord's Decision. This order is a legally binding, final order, and may be filed in the Supreme Court of British Columbia for enforcement as an order of that Court should it become necessary.

Based upon the settled agreement as outlined above, I provide the landlord with a monetary order in the amount of \$1200.00.

The monetary order is enclosed with the landlord's Decision. This order is a legally binding, final order, and may be filed in the Provincial Court of British Columbia (Small Claims) for enforcement as an order of that Court should it become necessary.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*. The parties are bound by the terms of this agreement, as well as by the terms of their tenancy agreement and the Act. Should either party violate the terms of this settled agreement, the tenancy agreement or the Act, it is open to the other party to take steps under the Act to seek remedy.

The parties were advised that no finding is being made as to any issue regarding rent beyond May 2015.

As this matter was settled by the parties, I decline to award the landlord recovery of their filing fee.

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: May 26, 2015

Residential Tenancy Branch

