



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 teleconference was scheduled to hear the Landlord's Application for Dispute Resolution seeking an Order of Possession, a monetary award for unpaid rent; to apply the security deposit and pet damage deposit towards partial satisfaction of the Landlord's monetary award; and to recover the cost of the filing fee from the Tenant.

The Hearing was attended by both parties, who gave affirmed testimony. The Landlord's Application was amended to reflect the correct spelling of the Tenant's last name.

During the course of the Hearing, the parties came to an agreement and the Landlord's Application was withdrawn. I have recorded the terms of their settlement agreement, pursuant to the provisions of Section 63 of the Act, as follows:

1. Rent is due on the first day of each month.
2. The Landlord consents to reinstate the tenancy, **if the Tenant pays the Landlord the amount of \$4,000.00 by certified cheque or money order, by 6:30 p.m., September 22, 2015.**
3. If the Tenant does not pay the Landlord as provided above, the Landlord is at liberty to serve the Tenant with the enclosed Order of Possession and Monetary Order, and to enforce the Orders in Court. **If the Tenant pays the Landlord as provided above, the enclosed Order of Possession and Monetary Order are unenforceable.**
4. The security deposit and pet damage deposit will be applied in accordance with the provisions of the Act.

Conclusion

In support of this settlement, and **in accordance with the provisions of paragraph 3 above**, I grant the Landlord a Monetary Order in the amount of **\$4,000.00**. If the Tenant does not comply with the terms of this Decision, this Order may be filed in Small Claims Court and enforced as an Order of that Court.

In support of this settlement, **and in accordance with the provisions of paragraph 3 above**, I grant the Landlord an Order of Possession **effective 2 days after service of the Order upon the Tenant**. If the Tenant does not comply with the terms of this Decision, this Order may be filed in the Supreme Court of British Columbia and enforced as an Order of that Court.

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: September 22, 2015

Residential Tenancy Branch

