



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPB, FF, O

Introduction

This hearing was convened by way of conference call concerning an application made by the landlord for an Order of Possession for breach of an agreement and for an order to recover the filing fee from the tenant for the cost of the application.

The landlord and the tenant attended the hearing, during which the parties agreed to settle this dispute on the following terms:

1. The landlord will have an Order of Possession effective December 31, 2015 at 1:00 p.m. and the tenancy will end at that time;
2. The tenant will not allow any overnight guests in the rental unit;
3. These orders in no way prevent the landlord from issuing a 1 Month Notice to End Tenancy for Cause if the landlord has cause to issue same;
4. These orders in no way prevent the landlord from issuing a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities if the payment of rent or utilities is not made by the tenant at any time they are due for the balance of the tenancy.

Since the parties have settled this dispute, I decline to order recovery of the filing fee.

Conclusion

For the reasons set out above, and by consent, I hereby grant an Order of Possession in favour of the landlord effective December 31, 2015 at 1:00 p.m. and the tenancy will end at that time.

I further order that the tenant comply with the settlement agreement specified above by refraining from having overnight guests in the rental unit.

These orders in no way prevent the landlord from issuing a 1 Month Notice to End Tenancy for Cause if the landlord has cause.

These orders in no way prevent the landlord from issuing a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities if rent or utilities are not paid when due.

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: October 30, 2015

Residential Tenancy Branch

