



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, 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 unpaid rent or utilities and to recover the filing fee from the tenants for the cost of the application.

An agent for the landlord company and both tenants attended the hearing, during which the parties agreed to settle this dispute:

1. The tenants will pay rent by no later than the first day of each month;
2. The landlord will have an Order of Possession effective on 2 days notice to the tenants without the necessity of serving a notice to end the tenancy for unpaid rent and without the necessity of applying for dispute resolution seeking an Order of Possession for unpaid rent, but the landlord will not serve it upon the tenants unless the tenants fail to pay rent in the amount of \$698.10 per month by no later than the first day of each of the months of November and December, 2015 and January, February, March and April, 2016.

Since the parties have agreed to settle this dispute I decline to order recovery of the filing fee.

Conclusion

For the reasons set out above, I hereby order the tenants to comply with the tenancy agreement by paying rent in the amount of \$698.10 per month to the landlord by no later than the first day of each month.

I hereby grant an Order of Possession in favour of the landlord, and order that the landlord not serve it upon the tenants unless the tenants fail to pay rent in the amount of \$698.10 per month by no later than the first day of each of the months of November and December, 2015 and January, February, March and April, 2016. In the event that rent

is paid for all of those months by the first day of each month, the Order of Possession is not enforceable. In the event that rent is not paid by the first day of any of those months, the landlord is at liberty to serve the Order of Possession without the necessity of serving the tenants with a notice to end the tenancy for unpaid rent, and without the necessity of applying for dispute resolution seeking an Order of Possession for unpaid rent.

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 28, 2015

Residential Tenancy Branch

