



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      OPR OPL MNR MNDC FF

### Introduction

This hearing was convened as a result of the landlords' application for dispute resolution under the *Residential Tenancy Act* (the "*Act*"). The landlords applied for an order of possession for unpaid rent or utilities and for landlord's use of property, for a monetary order for unpaid rent or utilities, for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement, and to recover the cost of the filing fee.

The tenant, and agent for the tenant, the landlords, and an agent for the landlords attended the hearing. The parties gave affirmed testimony, were provided the opportunity to present their evidence orally and in documentary form prior to the hearing, and make submissions to me.

Neither party raised any issues regarding service of evidence.

### Settlement Agreement

During the hearing, the parties agreed to settle this matter on the following conditions:

1. The parties agree that the tenancy will end on **Monday, January 25, 2016 at 9:00 a.m.** The parties agree that the landlords are granted an order of possession pursuant to section 55 of the *Act* effective as of January 25, 2016 at 9:00 a.m.

2. The parties agree that the tenant owes the landlords **\$1,050.00** comprised of \$1,350.00 less the tenant's security deposit of \$300.00 which the tenant surrenders in full, plus the \$50.00 filing fee. The tenant agrees to pay the landlords a minimum of **\$100.00** per month on the fifth day of each month starting on **March 5, 2016** and continuing on the fifth day of each month until the full amount has been paid in full by the tenant to the landlords.
3. The landlords are granted a monetary order pursuant to section 67 of the *Act* in the amount of **\$1,050.00** which will be of no force or effect if the amount owing has been paid by the tenant to the landlords in accordance with #2 above.
4. The parties agree that the tenant does not owe rent for the month of January 2016 due to the 2 Month Notice to End Tenancy for Landlord's Use of Property issued by the landlords.

This mutually settled agreement was reached in accordance with section 63 of the *Act*.

### Conclusion

The parties are ordered to comply with the terms of their mutually settled agreement described above.

The tenancy will end on January 25, 2016 at 9:00 a.m. The tenant must be served with the order of possession. Should the tenant fail vacate the rental unit, the order may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

The tenant owes the landlords \$1,050.00. The landlords have been granted a monetary order in the amount of \$1,050.00 which will be of no force or effect if the amount owing has been paid in accordance with the above terms.

This decision is final and binding on the parties, unless otherwise provided under the *Act*, and 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: January 22, 2016

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Residential Tenancy Branch

