



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Dan Lang  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes: OPR, MNR, FF

### Introduction and Issues to be Decided:

The landlord has applied for an Order for Possession and Monetary Order based upon a Notice To End the Tenancy for non-payment of rent dated November 9, 2015. Both parties attended the conference call hearing and the tenant TG acknowledged service of the application.

### Settlement:

The parties agreed that the tenancy shall continue provided the tenants satisfy the payment agreement below and they have asked that I record the terms pursuant to section 63(2) as follows:

- a. The tenants will pay the landlord \$ 8,675.00 by February 16, 2016,
- b. If the tenants fail to complete the payments in paragraph a. in full and on time the landlord will execute an Order for Possession and a Monetary Order for the balance owing effective February 17, 2016.

### Conclusion:

As a result of the settlement I cancelled the Notice To End the Tenancy November 9, 2015 and I granted an Order for Possession effective February 17, 2016 and a Monetary Order in the amount of \$ 8,675.00 effective February 17, 2016, both which are not to be executed upon unless the tenants are in breach of paragraph a. herein and at that time are to be given credit for any payments actually received. If the tenants

complete the payment in paragraph a. herein the Monetary Order and Order for Possession are void and unenforceable. There shall be no order with respect to reimbursement of the cost of the filing fee. The landlord must serve the tenants with this decision and Orders as soon as possible and immediately. The parties are cautioned to deal with the security deposit in accordance with section 38 of the Act.

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: February 01, 2016

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Residential Tenancy Branch

