



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding DECKER MANAGEMENT LTD.  
and [tenant name suppressed to protect privacy]

## **RECORD OF SETTLEMENT**

Dispute Codes      OPR, MNR, MNSD, FF, CNR, MT

Section 63 of the *Residential Tenancy Act* provides that the parties may attempt to settle their dispute during a hearing. Pursuant to this provision, discussion between the parties during the hearing led to a resolution. Specifically, it was agreed as follows;

1. Both parties agree that the tenant will pay the landlord the outstanding rent of \$6075.00 by no later than 5:00 p.m. Friday April 15, 2016.
2. Both parties agree that the tenancy will continue as long as the tenant abides by condition #1 of this agreement. Both parties agree that if the tenant does not abide by condition #1 of this agreement the landlord will be at liberty to serve the tenant with an order of possession. Both parties agree that the order of possession is based solely on the unpaid rent and that the landlord is entitled to an order of possession as part of this settlement.

Pursuant to this agreement the landlord will be given a monetary order to reflect condition #1 of this agreement. Should it be necessary, this order may be filed in the Small Claims Division of the Provincial Court and enforced as an order of that Court.

Pursuant to this agreement the landlord will be given an order of possession to reflect condition #2 of this agreement. Should it be necessary, this order may be filed in the Supreme Court and enforced as an order of that Court.

As both parties have benefited from this settlement, each party must bear their cost of the filing fee.

The above particulars comprise full and final settlement of all aspects of the dispute arising from this application for both parties.

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: April 13, 2016

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Residential Tenancy Branch