



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNR MNDC MNSD OPR FF

Introduction

This hearing was convened as a result of the Landlord's Application for Dispute Resolution dated March 23, 2016 (the "Application"). The Landlords seeks the following relief pursuant to the *Residential Tenancy Act* (the "Act"): a monetary order for unpaid rent or utilities; an order permitting them to keep all or part of the security deposit; an order of possession; and an order for recovery of the filing fee.

The Landlord was represented at the hearing by M.S., the property manager. The Tenants were represented by S.G. 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.

Although the Tenants did not submit any documentary evidence, S.G. confirmed he had received the Application and the two evidence packages submitted by the Landlord.

Settlement Agreement

During the hearing, the parties mutually agreed to settle this matter as follows:

1. The Tenants agree to pay the Landlord \$14,000.00 by April 29, 2016, at 5:00 p.m.; and
2. The parties agree to the Landlord obtaining an order of possession, effective May 5, 2016, at 1:00 p.m.

This settlement agreement was reached in accordance with section 63 of the Act.

As this matter was settled, I decline to award recovery of their respective filing fees to the Landlord.

Conclusion

I order the parties to comply with the terms of their mutually settled agreement described above.

The Landlord is granted a monetary order in the amount of \$14,000.00, which will be of no force or effect if the amount owing is paid as described above. If the Tenants do not pay the amount as described above, this Order must be served on the Tenants by the Landlord and may be filed in the Provincial Court (Small Claims) and enforced as an order of that Court.

Further, the Landlord is granted an Order of Possession, effective May 5, 2016, at 1:00 p.m. This Order may be filed in the Supreme Court and enforced as an order of that Court.

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: April 27, 2016

Residential Tenancy Branch