



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

For the tenant: CNR
For the landlord: OPR MNR FF

Introduction

This hearing was convened as a result of the cross-applications of the parties for dispute resolution under the *Residential Tenancy Act* (the “Act”).

The tenant applied to cancel a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities. The landlord applied for an order of possession for unpaid rent or utilities, for a monetary order for unpaid rent or utilities, and to recover the cost of the filing fee.

The tenant and the landlord attended the hearing. The parties had the hearing process explained to them and an opportunity to ask questions about the hearing process was provided to both parties.

Neither party raised any concerns regarding the service of documentary evidence.

Settlement Agreement

During the hearing, the parties agreed to settle these matters on the following conditions:

1. The parties agree that the tenancy will end on **June 30, 2016 at 1:00 p.m.**
2. The landlord is granted an order of possession **effective June 30, 2016 at 1:00 p.m.** The landlord must serve the tenant with the order of possession.
3. The parties agree that the tenant owes the landlord \$1,450.00 in rent arrears and the cost of the filing fee.

4. The parties agree that the tenant will surrender the full security deposit of **\$325.00** towards the amount owing listed above in #3, reducing the total amount owing by the tenant to the landlord to **\$1,125.00**.
5. The parties agree that the tenant will pay the landlord **\$75.00** on **June 30, 2016 by 1:00 p.m.** plus a **minimum of \$200.00 on the 15th day of each month starting July 15, 2016** and continuing until the full amount of \$1,125.00 has been paid in full by Interac email money transfer. The landlord's email address was confirmed by the parties during the hearing.
6. The landlord is granted a monetary order pursuant to section 67 of the *Act* in the amount of **\$1,125.00, which will be of no force or effect if the amount owing has been paid by the tenant to the landlord in accordance with #5 above.**
7. The parties agree to withdraw their applications in full as part of this settlement agreement.

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

Conclusion

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

The landlord has been granted an order of possession effective June 30, 2016 at 1:00 p.m. which must be served on the tenant and may be enforced in the Supreme Court of British Columbia.

The landlord has been granted a monetary order in the amount of \$1,125.00 which will be of no force or effect if the amount owing has been paid by the tenant in accordance with #5 above.

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: June 14, 2016

Residential Tenancy Branch