



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR OPL

Introduction

This hearing was convened as a result of the Landlord's Application for Dispute Resolution, received at the Residential Tenancy Branch on September 14, 2016 (the "Application"). The Landlord applied for the following relief pursuant to the *Residential Tenancy Act* (the "Act"):

- an order of possession based on a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities, dated September 3, 2016; and
- an order of possession based on a 2 Month Notice to End Tenancy for Landlord's Use of Property, dated February 29, 2016.

The Landlord attended the hearing on her own behalf and was assisted by P.G., who provided translation services. The Tenant attended the hearing on her own behalf. All parties giving evidence provided a solemn affirmation.

Settlement Agreement

The opportunity for settlement was discussed with the parties during the hearing. The parties were advised there is no obligation to resolve the dispute through settlement, but that I could assist the parties to reach an agreement, which would be documented in my Decision and attached orders.

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

1. The parties agree the tenancy will end on November 30, 2016, at 1:00 p.m.
2. The Tenant agrees to move out of the rental unit no later than November 30, 2016, at 1:00 p.m.

3. The Tenant agrees to pay the Landlord \$2,100.00, which will be paid in installments of \$525.00 on December 1, 2016; January 1, 2017; February 1, 2017; and March 1, 2017.
4. The Landlord agrees to withdraw her claim in full as part of this settlement agreement.

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

Conclusion

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

In support of this settlement, and with the agreement of the parties, the Landlord is granted an order of possession, which will be effective on November 30, 2016, at 1:00 p.m. The order of possession may be filed in and enforced as an order of the Supreme Court of British Columbia.

In support of this settlement, and with the agreement of the parties, the Landlord is granted a monetary order in the amount of \$2,100.00, which will be of no force or effect if the Tenant makes the payments as described above. Should the Tenant fail to make any payment as agreed, the Landlord will be at liberty to file and enforce the monetary order in the Provincial Court of British Columbia (Small Claims).

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: November 4, 2016

Residential Tenancy Branch