



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Ron Woo and Jerron Investments Ltd.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes: DRI, CNL, CNR, OPL, OPR

### Introduction and Issues to be Decided:

The tenant applied to cancel a Notice to End Tenancy for Landlord Use dated October 29, 2016 and for Non-Payment of Rent dated November 2, 2016. The landlord has applied for an Order for Possession based upon the aforementioned Notices. All parties attended the hearing.

### Settlement:

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

- a. The parties agree that the monthly rent for this unit is \$ 700.00 per month,
- b. The tenant agrees to pay the landlord all arrears for November and December amounting to \$ 1,400.00 by December 31, 2016,
- c. The tenant will pay the monthly rent of \$ 700 on the first of the month from January 1, 2017 and every month thereafter,
- d. If the tenant fails to complete the payment in paragraph b. in full and on time the landlord will execute an Order for Possession and a Monetary Order for the balance owing, and
- e. The landlord is at liberty to bring a subsequent application pursuant to section 43 (3) for an additional rent increase.

### Conclusion:

As a result of the settlement I cancelled the Notice to End Tenancy for Landlord Use dated October 29, 2016 and for Non-Payment of Rent dated November 2, 2016 and I granted an Order for Possession effective January 1, 2017 and a Monetary Order in the amount of \$ 1,400.00 effective January 1, 2017, both which are not to be executed upon unless the tenant is in breach of paragraph b. herein and at that time is to be given credit for any payments actually received. If the tenant completes the payment in paragraph b. 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 to either party as it was not a term of the settlement. The landlord must serve the tenant with this decision and Orders as soon as possible. I have dismissed all other applications.

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: December 20, 2016

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Residential Tenancy Branch