



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: CNR, CNC,OPR, MNR, MNDC,FF

Introduction and Issues to be Decided:

The landlord has applied for an Order for Possession and Monetary Order based upon a Notice To End the Tenancy for non-payment of rent dated October 20, 2016. The tenants applied to cancel the aforementioned Notice and a Notice to End the Tenancy for Cause dated October 27, 2016. All parties attended the hearing.

Settlement:

The parties have settled these matters and they have asked that I record the terms pursuant to section 63(2) as follows:

- a. The tenants will pay the landlord **\$ 975.00** representing all arrears of rent to date by December 20, 2016,
- b. The tenants will pay the landlord **all future rental payments** in full amounting to \$ 1,950.00 on the first of every month commencing on January 1, 2017.
- d. If the tenants fail to complete the payments in paragraph a. in full and on time the landlord will execute a Monetary Order for the balance owing.

Conclusion:

As a result of the settlement I cancelled the Notices To End the Tenancy dated October 20, and 27 2016 and I granted a Monetary Order in the amount of \$ 975.00 effective December 21, 2016, which is not to be executed upon unless the tenants are in breach of paragraphs a. herein and at that time are to be given credit for any payments actually received. If the tenants complete the payment in paragraph a. herein the Monetary Order is 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 part of the settlement. The landlord must serve the tenants with this decision and Order as soon as possible. I have dismissed all other applications by the landlord.

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

Residential Tenancy Branch