



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      OPR, MNR, FF

### Introduction

This hearing dealt with an application by the landlord for an order of possession and a monetary order for unpaid rent based on an undisputed 10 Day Notice to End Tenancy for Unpaid Rent or Utilities dated November 9, 2016 (the “10 Day Notice”).

The landlord attended at the hearing. The named tenant’s mother, who also resides in the rental unit at issue, attended the hearing on behalf of both tenants, as her daughter was at work.

During the course of the hearing, the parties reached an agreement to settle this matter on the following conditions:

1. The landlord withdraws the 10 Day Notice;
2. The landlord withdraws his application for an order of possession and a monetary order for unpaid rent and return of the filing fee;
3. The parties agree that this tenancy will end at **1:00 pm on February 15, 2017**;
4. The tenants agree to vacate the rental unit on or before 1:00 pm on February 15, 2017;
5. The tenants further agree to remove all their possessions from the rental unit and the yard/property on or before 1:00 pm on February 15, 2017;
6. The tenants agree that the landlord will keep the security and pet deposits paid at the start of the tenancy in partial satisfaction of their unpaid rent.

In support of this settlement agreement, and with the agreement of the parties, I grant the landlord an order of possession, effective at **1:00 pm on February 15, 2017**.

If the tenants fail to comply with the terms of this settlement agreement, the landlord may serve the order of possession on the tenants. If the landlord serves the order of possession on the tenants and the tenants fails to comply with the order, the order may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

The parties are bound by the terms of this agreement, as well as by the terms of their tenancy agreement and the Act. Should either party violate the terms of this agreement, the tenancy agreement or the Act, it is open to the other party to take steps under the Act to end the tenancy earlier or apply for other orders under the Act.

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: January 25, 2017

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Residential Tenancy Branch