



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR

Introduction

This hearing dealt with an Application for Dispute Resolution by the Tenant for an Order canceling a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities issued on May 4, 2017 (the "Notice").

Both parties appeared at the hearing. The hearing process was explained and the participants were asked if they had any questions. Both parties were provided the opportunity to present their evidence orally and in written and documentary form, and make submissions to me.

Settlement and Conclusion

During the hearing the parties reached a comprehensive settlement. Pursuant to section 63 of the *Act*, and Rule 8.4 of the *Residential Tenancy Branch Rules of Procedure*, I record their agreement in this my decision and resulting Order. The terms of the settlement are as follows:

1. The parties agreed that the amount of rent outstanding at the date of the hearing is \$3,200.00.
2. The tenancy shall continue provided that the Tenant:
 - a. pays his monthly rent payments in the amount of \$1,400.00 on the first of the month; and,
 - b. pays the outstanding rent of \$3,200.00 by no later than August 5, 2017.
3. The Landlord is entitled to an Order of Possession effective two (2) days after service. The Landlord shall only serve the Order of Possession on the Tenant in

the event the Tenant fails to pay his monthly rent as required, or fails to pay the outstanding rent of \$3,200.00 by August 5, 2017. This Order of Possession may be filed in the Supreme Court and enforced as an Order of that Court and must be read in conjunction with this my Decision.

This decision is final and binding on the parties, except as 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 15, 2017

Residential Tenancy Branch