



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR, MNR

### Introduction

This hearing was convened in response to an application by the Landlord pursuant to the *Residential Tenancy Act* (the “Act”) for Orders as follows:

1. A Monetary Order for unpaid rent - Section 67; and
2. An Order of Possession - Section 55.

Both Parties attended the conference call hearing and gave evidence under oath. During the Hearing the Parties entered into an agreement to settle the dispute. The Parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that the Parties understood the nature of this full and final settlement of this matter.

### Agreed Facts

The tenancy began on July 15, 2014. Rent of \$1,100.00 is payable in advance on the first day of each month. The Tenants owed arrears and failed to pay rent for May 2017 and on May 3, 2017 the Landlord served the Tenants with a 10 day notice to end tenancy for unpaid rent (the “Notice”) in the amount of \$2,600.00. The Tenants did not dispute the Notice. Between May 19 and June 21, 2017 the Tenants paid a total of \$2,600.00 to the Landlord. The Tenants still owe rent of \$1,100.00 for June 2017.

### Settlement Agreement

**The Parties mutually agree as follows:**

1. The Tenants will pay the Landlord \$1,100.00 by e-transfer or bank transfer no later than June 30, 2017;
2. The Tenants will pay the rent for July 2017 of \$1,100.00 no later than 5:00 p.m. on July 5, 2017 by e-transfer or bank transfer;
3. If the Tenants do not make the above payments the tenancy will end by 5:00 p.m. on July 5, 2017;
4. The tenancy will continue if these payments are made as agreed; and
5. These terms comprise the full and final settlement of all aspects of this dispute for both Parties.

Section 63 of the Act provides that if the parties settle their dispute during dispute resolution proceedings, the settlement may be recorded in the form of a decision or order. Given the mutual agreement reached during the Hearing, I find that the Parties have settled their dispute as recorded above. In order to give effect to the agreement I provide the Landlord with an order of possession effective 5:00 p.m. on July 5, 2017.

#### Conclusion

The Parties have settled the dispute.

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: June 21, 2017

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Residential Tenancy Branch