



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding NAV SUNSET APT6S
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNR

Introduction

This hearing was convened by way of conference call concerning an application made by the landlord seeking an Order of Possession and a monetary order for unpaid rent or utilities.

An agent and a building manager for the landlord attended the hearing, as well as an agent for the tenant.

During the course of the hearing the parties agreed to settle this dispute in the following terms:

1. The landlord will have a monetary order in the amount of \$3,900.00 for unpaid rent;
2. The landlord will have an Order of Possession effective November 1, 2017 at 1:00 p.m. but will not enforce it unless the tenant fails to pay the \$3,900.00 arrears of rent and November's rent of \$1,300.00 before 1:00 p.m. November 1, 2017;
3. The tenant will comply with the tenancy agreement and the *Residential Tenancy Act* by paying rent when it is due, on the 1st day of each month.

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.

Conclusion

For the reasons set out above, and by consent:

I hereby grant a monetary order in favour of the landlord as against the tenant pursuant to Section 67 of the *Residential Tenancy Act* in the amount of \$3,900.00.

I hereby grant an Order of Possession in favour of the landlord effective at 1:00 p.m. November 1, 2017 and I order that the landlord not enforce it unless the tenant fails to pay the \$3,900.00 arrears of rent and November's rent of \$1,300.00 on or before 1:00 p.m. on November 1, 2017.

I further order the tenant to comply with the tenancy agreement and the *Residential Tenancy Act* by paying rent when it is due.

This order is final and binding and may be enforced.

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: October 18, 2017

Residential Tenancy Branch