



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION AND RECORD OF SETTLEMENT

Dispute Codes OPR, FFL

The landlord sought an order of possession for unpaid rent and recovery of the filing fee. Section 63 of the *Act* provides that if the parties settle their dispute during a hearing the Director may record the settlement in the form of a Decision or an Order.

Pursuant to the above provision, discussion between the parties during the hearing led to a settlement / resolution. Specifically, the parties agreed and confirmed as follows;

1. The tenants and landlord agree that payment of \$3,000.00 in rent arrears will be made in two payments in accordance with the following payment plan:
 - i. The first payment in the amount of \$1,500.00 will be made before or on September 24, 2018;
 - ii. The second payment in the amount of \$1,500.00 will be made before or on October 1, 2018;
2. If the tenants pay this amount as described, the tenancy will continue until ended in accordance with the *Act*;
3. The tenants and landlord agree that if the tenants fail to make a payment within the time stipulated above, such failure constitutes a default, making the unpaid balance of the rent arrears immediately due and owing and thereby ending the tenancy;
4. The landlord will receive an order of possession which order will become null and of no effect if the tenants make payment within the time stipulated above; and
5. The tenants and landlord agree the landlord will absorb the cost of the filing fee.

In order to perfect this settlement agreement, I grant the landlord an order of possession. The tenants must be served with this order if the tenants fail to make a payment within the time stipulated above.

The above particulars comprise **full and final settlement** of all aspects of the dispute arising from this application.

This decision, order or possession and settlement agreement are final and binding on both parties.

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: September 18, 2018

Residential Tenancy Branch