



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding G & M LISKE DEVELOPMENTS LTD
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR

Introduction

This hearing dealt with an Application for Dispute Resolution by the landlord for an order of possession, for a monetary order for unpaid rent and to recover the filing fee from the tenant.

Settlement, Background and Evidence

Both parties appeared. During the hearing the parties agreed to settle these matters, on the following conditions:

1. The parties agreed to mutual end the tenancy no later than February 28, 2019, subject to the following;
2. The landlord is entitled to an order of possession effective February 28, 2019;
3. The tenant will pay January 2019, rent no later than January 15, 2019, failing to pay rent the landlord is entitled to enforce the order of possession effective two (2) days after service upon the tenant; and
4. The tenant will pay February 2019, rent no later than February 1, 2019, failing to pay rent the landlord is entitled to enforce the order of possession effective two (2) days after service upon the tenant.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*.

The landlord testified that the tenant currently owes \$75.00 in unpaid rent and was supposed to pay that amount on January 2, 2019.

The tenant testified that they do not know if unpaid rent or fees. The tenant stated that they do not feel they should have to pay late fees.

The landlord confirmed that it rent.

Analysis

Based on the above, the testimony and evidence, and on a balance of probabilities, I find as follows:

I find the tenant currently owes the landlord \$75.00 in outstanding rent. I Order that rent in the amount of \$75.00 to be paid today, January 3, 2019. Failure to pay the outstanding rent the landlord is entitled to enforce the order of possession effective two (2) days after service upon the tenant.

As this matter was largely settled, I decline to award the filing fee to the landlord.

Conclusion

As a result of the above the landlord is granted two order of possessions, one effective February 28, 2019, and the other effective two (2) after service upon the tenant.

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 03, 2019

Residential Tenancy Branch