



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding COLUMBIAN CENTENNIAL HOUSING  
SOCIETY and [tenant name suppressed to protect privacy]

## DECISION

Dispute Codes      OPR, MNRL-S, MNDCL-S

### Introduction

This hearing dealt with an Application for Dispute Resolution by the Landlord for an Order of Possession based on unpaid rent, a Monetary Order for unpaid rent, an order to retain the security deposit in partial satisfaction of the claim and to recover the filing fee for the Application.

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*, I record their agreement in this my Decision and resulting Orders. As the parties resolved matters by agreement I make no findings of fact or law with respect to their relative claims.

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. The terms of the settlement are as follows.

1. The Tenant will vacate the rental unit by no later than **1:00 p.m. on March 31, 2019.**

2. The Landlord is entitled to an Order of Possession effective **1:00 p.m. on March 31, 2019**. This Order may be filed in the Supreme Court and enforced as an Order of that Court.
3. By no later than March 31, 2019, the Tenant shall pay to the Landlord:
  - a. the amount of \$548.00, representing the outstanding rent as of the date of the hearing; and,
  - b. the March 2019 rent, such amount to be calculated once the Tenant provides proof of her income as required (such proof to be provided to the Landlord forthwith).

In furtherance of the parties settlement, I grant the Landlord a Monetary Order in the amount of \$548.00; should the Tenant pay this amount as required the Landlord will make no use of the Monetary Order. Should the Tenant not pay the \$548.00 by March 31, 2019, the Landlord must serve the Order on the Tenant and may file and enforce it in the B.C. Provincial Court (Small Claims Division).

I also grant the Landlord liberty to apply for further monetary compensation, for any outstanding rent at the date of the end of the tenancy, as well as repairs and cleaning to the rental unit. Similarly, the Landlord's Application for authority to retain the Tenant's security deposit is dismissed with leave to reapply.

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: February 21, 2019

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Residential Tenancy Branch