



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding CAPITAL REGION HOUSING  
CORPORATION and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      FFL OPRM-DR

### Introduction

This hearing dealt with the landlord's application pursuant to the *Residential Tenancy Act* (the "Act") for:

- an Order of Possession pursuant to section 55;
- a monetary order for unpaid rent, for damage to the rental unit, and for money owed or compensation for damage or loss under the Act, regulation or tenancy agreement pursuant to section 67; and,
- authorization to recover the filing fee for this application pursuant to section 72.

Both parties attended the hearing and were given a full opportunity to be heard, to present their affirmed testimony and to make submissions. Before the conclusion of this hearing, the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise, and achieved a resolution of their dispute.

Pursuant to section 63 of the *Act*, the Arbitrator may assist the parties to settle their dispute and if the parties do so during the dispute resolution proceedings, the settlement may be recorded in the form of a Decision or an Order. Given the agreement reached between the parties during the proceedings, I find that the parties have settled their dispute and the following records this settlement as a Decision:

**The Parties mutually agreed as follows:**

- The tenant shall pay the monthly rent on of \$586.00 on the first day of each month, commencing on July 1, 2019.
- The tenant owes the landlord the sum of \$2,130.00 for unpaid rent and the landlord will be given a monetary order for \$2,130.00 The tenant will pay that sum to the landlord in monthly payments of \$355.00 on the first day of each month, commencing on July 1, 2019.
- The landlord shall allow the tenant to stay at the rental unit as long as the tenant timely pays the monthly rent and arrears payments stated above by the first day of each month, commencing on July 1, 2019.
- Should the tenant not timely pay the monthly rent and/or arrears payments stated above in full on the on the first day of each month, the Order of Possession shall be effective two days after service this Order on the tenant.
- This agreement shall terminate and the landlord may not use the Order of Possession after the tenant has completely paid the landlord the entire sum of \$2,130.00 for unpaid rent stated above.

These terms comprise the full and final settlement of all aspects of these applications for both parties.

Both parties testified that they understood and agreed that the above terms are final, binding, and enforceable, and settle all aspects of this application.

Based on the above, I find that all matters between these parties raised in this application is resolved pursuant to the above agreed terms.

**Conclusion**

To give effect to the settlement reached between the parties and as discussed with them during the hearing, I issue an Order of Possession to the landlord, which shall be effective two days after service this Order on the tenant. The landlord is provided with this Order in the above terms and the tenants must be served with this Order in the event that the tenant does not timely pay the rent in full and/or the arrears payments stated above in full on the first day of month until the rent arrears of \$2,130.00 have been paid to the landlord. If the tenant fail to comply with this Order, this Order may be filed and enforced as an Order of the Supreme Court of British Columbia.

Further to the settlement reached by the parties, I dismiss all claims by both parties in this application without leave to reapply.

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 20, 2019

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Residential Tenancy Branch