



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OLC

Introduction

This hearing dealt with an Application for Dispute Resolution by the tenants to have the landlord comply with the Act.

Both parties appeared.

In this case, the parties were at a hearing on May 3, 2019, a settlement agreement was made regarding the issue of rent receipts for cash payment. This agreement remains in full force and effect. The subject of today's hearing is also the issue of rent payment and receipts.

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

- 1) The parties agreed that the tenants will pay rent by cheque; and
- 2) The parties agreed that the tenants will provide in advance two months of posted dated cheques for September 2019 and October 2019 and subsequent rent will be paid in the same manner.

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

In light of the above, I find it appropriate to make the following Orders.

The tenants are to ensure rent is received by the landlord on or before the first of the day of each month. The tenants are permitted to send their rent cheques to the landlord in any method approved of under section 88 of the Act. However, the tenants

need to be aware that rent paid by another method, other than personal service, is not considered received, until the documents have actually been received or deemed to have been received under the Act.

The landlord is cautioned that they are not to make payment of rent difficult for the tenants.

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: August 19, 2019

Residential Tenancy Branch