



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding ACTION PROPERTY  
MANAGEMENT and [tenant name suppressed to protect  
privacy]

## **DECISION**

Dispute Codes      OPRM-DR, FFL

### Introduction

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

- an Order of Possession for unpaid rent, pursuant to section 55;
- a Monetary Order for rent, pursuant to section 67; and
- authorization to recover the filing fee for this application, pursuant to section 72.

The landlord's representatives DS and CR (the landlords) and the tenant SD attended the hearing. Both parties were given a full opportunity to be heard, to present affirmed testimony, to make submissions, and to call witnesses.

As both parties were present service was confirmed. The parties each confirmed receipt of the other's materials. Based on the testimonies I find that each party was served with the respective materials in accordance with sections 88, 89 of the *Act*.

### Settlement

Pursuant to section 63 of the *Act*, the Arbitrator may assist the parties to settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order. During the hearing the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute regarding this application only.

Both parties agreed to the following final and binding settlement of all issues listed in this application for dispute resolution:

- The tenant agrees to pay the landlord \$823.00 by March 11, 2020 for March's rent and late payment fees for January, February and March 2020.
- The payment will be in cash, in the landlord's office at 9129, 96A St, Fort Saint John, BC anytime from 8:30 A.M. to 12:00 P.M. and 1:00 P.M. to 4:30 P.M.
- The 10 Day Notice to end tenancy dated January 03 2020 is canceled. The tenancy will continue until ended in accordance with the Act.

### Conclusion

As the parties have reached a settlement, I make no findings about the merits of this application.

To give effect to the settlement reached between the tenant and the landlord, I issue the attached monetary order ordering the tenant to pay the landlord \$823.00 on March 11, 2020.

Should the tenant fail to pay the settlement funds to the landlord as required above, this order may be filed at and enforced as an order of the Small Claims Division of the Provincial Court of British Columbia.

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: March 10, 2020

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Residential Tenancy Branch