



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR

Introduction

This hearing dealt with an Application for Dispute Resolution by the landlord for an order of possession, based on a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities, issued on March 2, 2020, for money order for unpaid rent, and to keep all or part of the security deposit.

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

- 1) The parties agreed that the tenants currently owe rent in the amount of \$3,016.64, this included June 2020 rent;
- 2) The parties agreed that the landlord is entitled to a monetary order in the above amount and an order of possession, which will be effective upon two days service on the tenants;
- 3) The parties agreed that the monetary order and the order of possession will only be enforced if any **one** of the following terms are not met:
 - a. The tenants will pay no less than the amount of \$2,000.00 towards the unpaid rent by June 30, 2020;
 - b. The tenants will pay July 2020, rent of \$1,100.00 on July 1, 2020; and
 - c. The balance of the rent arrears is to be paid no later than July 31, 2020.

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

Conclusion

As a result of the above settlement, the landlord is granted an order of possession and a monetary order should the tenants fail to comply with the settlement agreement.

Should the tenancy end on the basis of the order of possession being enforced and if there remains an outstanding amount on the monetary order at the end of tenancy. The landlord is entitled under section 38(3) of the Act to keep all or part of the security deposit to offset the amount owed.

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 05, 2020

Residential Tenancy Branch