



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, CNR, MNR, FF

Introduction

This hearing was convened in response to applications by the landlord and the tenants.

The landlord's application is seeking orders as follows:

1. For a monetary order for unpaid rent;
2. For an order of possession; and
3. To recover the cost of filing the application.

The tenants' application is seeking orders as follows:

1. To cancel a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities;
2. To have the landlord to comply with the Act; and
3. To recover the cost of filing the application

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

1. The tenants agreed that they will pay the full amount of outstanding rent for September and October 2020, in the amount of \$5,864.00 and the outstanding utilities of \$546.65 for a total amount of **\$6,428.65**. The tenants will pay half of the above amount on October 21, 2020, and the balance on October 22, 2020, which will be sent by etransfer;
2. The tenants agreed that if they do not pay the above amounts on the above dates, that the landlord is entitled to an order of possession, which will effective 2 days after it is received and a monetary order;
3. The parties agreed that should the tenants comply with condition 1, that the tenancy will end on November 15, 2020. The landlord is entitled to an order of possession effective on November 15, 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 two order of possessions and a monetary order, should the tenants fail to comply with the settlement agreement.

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: October 16, 2020

Residential Tenancy Branch