



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR-DR-PP, OPRM-DR, FFL

Introduction

On December 11, 2020 a hearing was conducted via the direct request process (ex parte proceeding) between these two parties. The landlords served the tenant by registered mail on November 25, 2020 with the notice of direct request seeking an order of possession and a monetary order for unpaid rent. The landlord was granted an order of possession and a monetary order. The tenant applied for a review of this decision. The arbitrator suspended the order of possession and the monetary order pending a review hearing for the landlords' application.

This is a review hearing granted for the landlord's application pursuant to the *Residential Tenancy Act* (the Act) for:

- an order of possession for unpaid rent pursuant to section 55;
- a monetary order for unpaid rent pursuant to section 67;
- authorization to recover the filing fee for this application from the tenant pursuant to section 72.

Both parties attended the hearing via conference call and provided testimony. Both parties confirmed the tenant served the landlord with the notice of a review hearing and a copy of the review decision via Canada Post Registered Mail on December 22, 2020.

At this time, the landlord stated that she would like to resolve the matter by coming to an agreement with the tenant. The tenant consented to talks to resolve the issues.

Section 63 of the Residential Tenancy Act provides that the parties may attempt to settle their dispute during a hearing. Pursuant to this provision, discussion between the two parties during the hearing led to a resolution. Specifically, it was agreed as follows:

The landlord agreed to cancel the application for an order of possession and the monetary claim for unpaid rent.

The tenant agreed to pay to the landlord rent on time by the 1st day of each month.

Both parties agreed that the above noted particulars comprised a full and final settlement of all aspects of the dispute arising from their applications for dispute resolution.

The parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that the parties understood the nature of this full and final settlement of this matter.

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 11, 2021

Residential Tenancy Branch