



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding SKYLINE LIVING  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OPR, MNRL-S, MNDCL-S, FFL

### Introduction

This hearing convened as a result of a Landlord's Application for Dispute Resolution, filed on March 25, 2021 wherein the Landlord requested an Order of Possession and Monetary Order based on a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities issued on February 16, 2021 (the "Notice"), authority to retain the Tenant's security deposit towards any amounts awarded and recovery of the filing fee.

The hearing of the Landlord's Application was scheduled for 11:00 a.m. on June 29, 2021. Both parties called into the hearing. The hearing process was explained, and the participants were asked if they had any questions. Both parties were provided the opportunity to present their evidence orally and in written and documentary form and make submissions to me.

### Settlement and Conclusion

During the hearing the parties reached a comprehensive settlement. Pursuant to section 63 of the *Residential Tenancy Act* (the "Act"), I record their agreement in this my Decision and resulting Orders. As the parties resolved matters by agreement, I make no findings of fact or law with respect to their relative claims.

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. The terms of the settlement are as follows.

1. The parties agree that the Tenant owes the sum of \$7,153.00 to the Landlord representing unpaid rent and N.S.F. fees. The Landlord is entitled to a Monetary

Order in the amount of **\$7,153.00**. This Order may be filed and enforced in the B.C. Provincial Court (Small Claims Division).

2. By no later than July 15, 2021, the parties shall discuss a payment plan for the above arrears, with the intention that the arrears be paid within six months of July 15, 2021. Should the parties reach a payment plan, they shall record the payment plan to writing and both parties shall sign.
3. The Landlord is entitled to an Order of Possession which shall be effective two days after service on the Tenant and may be filed and enforced in the B.C. Supreme Court.
4. Should the parties not reach a satisfactory payment plan as provided for in paragraph 2, or the Tenant fail to pay according to the payment plan, the Landlord is at liberty to serve the Order of Possession and Monetary Order on the Tenant.

This decision is final and binding on the parties, except as otherwise provided under the Act, and 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 29, 2021

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Residential Tenancy Branch