



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR

Introduction

This hearing proceeded by way of Direct Request Proceeding, pursuant to sections 55(4) and 74(2) of the *Residential Tenancy Act (Act)*, and dealt with an Application for Dispute Resolution by the Landlord for an Order of Possession and a monetary order.

On December 14, 2021, the Adjudicator determined that this matter should be adjourned to a participatory hearing. The interim decision should be read in conjunction with this Decision. The Adjudicator made findings that the tenant was served with the landlord's application for Direct Request Proceedings.

On January 7, 2022, both parties appeared. During the hearing the parties agreed to settle these matters, on the following conditions:

- a. The parties agreed that the tenant currently owes rent arrears of \$6,028.00;
- b. The tenant agreed that they will pay the full rent arrears no later than January 21, 2022;
- c. The parties agreed if the rent arrears are not paid by January 21, 2022 the landlord is entitled to a 2 day order of possession and a monetary order for the unpaid;
- d. The parties agreed if the full rent arrears are paid by January 21, 2022 then the 2 day order of possession and monetary order are cancelled and have no force or effect and the tenancy will continue; and
- e. The tenant agreed that commencing February 1, 2022 they will ensure their rent is paid on time in accordance with their tenancy agreement.

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

Conclusion

As a result of the above settlement, landlord is granted an order of possession and a monetary order, should the tenant 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: January 07, 2022

Residential Tenancy Branch