



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Capilano Property Management Services
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR MNR MNSD MNDC FF

This hearing dealt with an application by the landlord for an order of possession, a monetary order and an order to retain the security deposit in partial satisfaction of the claim.

During the course of the hearing, the parties reached an agreement to settle these matters, on the following conditions:

1. The landlord withdraws their application;
2. by October 15, 2013, the tenant will pay the landlord the full amount owing on rent for October 2013;
3. by October 31, 2013 the tenant will pay the landlord \$75 toward one outstanding late fee of \$25 and the \$50 filing fee for this application; and
4. if the tenant does not pay the amounts owed on the specified dates, the landlord will serve an order of possession on the tenant, and the tenancy will end.

Conclusion

I grant the landlord an order of possession, effective April 5, 2013. If the tenant complies with the terms of this settlement agreement, the tenancy is reinstated and the order of possession becomes void and of no force or effect.

If the tenant fails to comply with the terms of this settlement agreement, the landlord may serve the order of possession on the tenant. If the landlord serves the order of possession on the tenant and the tenant fails to comply with the order, the order may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*. The parties are bound by the terms of this agreement, as well as by the terms of their tenancy agreement and the Act. Should either party violate the terms of this agreement, the tenancy agreement or the Act, it is open to the other party to take steps under the Act to end the tenancy or apply for monetary compensation or other orders under the Act.

Dated: September 30, 2013

Residential Tenancy Branch

