



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding ACTION PROPERTY MANAGEMENT
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR MNR FF

Introduction

This hearing was convened as a result of the landlord's application for dispute resolution under the *Residential Tenancy Act* (the "Act"). The landlord applied for an order of possession for unpaid rent or utilities, for a monetary order for unpaid rent or utilities, and to recover the cost of the filing fee.

The tenant and an agent for the landlord (the "agent") attended the hearing. The parties gave affirmed testimony, were provided the opportunity to present their evidence orally and in documentary form prior to the hearing, and make submissions to me.

Settlement Agreement

During the hearing, the parties agreed to settle this matter, on the following conditions:

1. The parties agree that at this time, the tenant only owes \$25 in rent arrears which will be paid by **December 1, 2015**.
2. The agent confirms that the landlord does not require a monetary order for the \$25 amount of rent owing by the tenant.
3. The parties agree to mutually withdraw the 10 Day Notice dated August 13, 2015.
4. The parties agree that the landlord has been granted a conditional order of possession effective **two (2) days** after service on the tenant, which will be of no force or effect if the tenant pays December 2015 rent of \$1,000 on or before December 1, 2015.
5. The parties agree that if the rent of \$1,000 is not paid in accordance with #4 above, the landlord may serve and enforce the two day order of possession.

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

Conclusion

I order the parties to comply with the terms of their settlement agreement described above.

The landlord has been granted a conditional order of possession effective two (2) days after service on the tenant, which will be of no force or effect if the payment described in #4 above, has been successfully received by the landlord on or before December 1, 2015. Should the tenant fail to comply with #4 above, the landlord must first serve the tenant with the order of possession which then may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

This decision is final and binding on the parties, unless 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: November 30, 2015

Residential Tenancy Branch

