



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding JHULLEY AND SONS FARM LTD
and [tenant name suppressed to protect privacy]

RECORD OF SETTLEMENT

Dispute Codes MNR, OPR, MND, FF, OPB

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 parties during the hearing led to a resolution. Specifically, it was agreed as follows;

1. Both parties agree that the tenant owes the landlord \$200.00 in unpaid rent. Both parties agree that the tenant will make a \$200.00 payment by no later than 5:00 p.m. on April 7, 2017. Both parties agree that the landlord will be given a monetary order if in the event the tenant does not pay in the agreed time.
2. Both parties agree that the tenancy will continue as long as the tenant abides by condition #1 of this agreement. Both parties agree that if the tenant does not abide by condition #1 of this agreement the landlord will be at liberty to serve the tenant with an order of possession. Both parties agree that the order of possession is based solely on the unpaid rent and that the landlord is entitled to an order of possession as part of this settlement.
3. Both parties agree to allow JK access to the property to remove all items from the barn and in the house by no later than April 9, 2017.

Pursuant to this agreement the landlord will be given a monetary order to reflect condition #1 of this agreement. Should it be necessary, this order may be filed in the Small Claims Division of the Provincial Court and enforced as an order of that Court.

Pursuant to this agreement the landlord will be given an order of possession to reflect condition #2 of this agreement. Should it be necessary, this order may be filed in the Supreme Court and enforced as an order of that Court.

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: April 05, 2017

Residential Tenancy Branch