



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION AND RECORD OF SETTLEMENT**

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

### Introduction

This hearing dealt with the landlord's application pursuant to the *Residential Tenancy Act* (the "Act") for:

- a monetary order for unpaid rent, for damage to the rental unit, and for money owed or compensation for damage or loss under the *Act*, *Residential Tenancy Regulation* ("Regulation") or tenancy agreement pursuant to section 67;
- authorization to recover the filing fee for this application from the tenant pursuant to section 72.

Tenant DS attended the hearing and confirmed she had authority to speak on behalf of tenant MF, who was not present. The landlord attended the hearing. Each party was given a full opportunity to be heard, to present affirmed testimony, to make submissions and to call witnesses.

Section 63 of the *Act* provides that if the parties settle their dispute during a hearing the Director may record the settlement in the form of a Decision or an Order. Pursuant to the above provision, discussion between the parties during the hearing led to a settlement / resolution. Specifically, the parties agreed and confirmed as follows:

1. The tenant and landlord agree that payment of \$10,000.00 will be made in twenty payments in accordance with the following payment plan or until such time that the debt is paid in full:
  - i. The first payment in the amount of \$500.00 will be made before or on December 5, 2018 by way of e-transfer;
  - ii. The second payment in the amount of \$500.00 will be made before or on January 5, 2019 by way of e-transfer ;
  - iii. The third payment in the amount of \$500.00 will be made before or on February 5, 2019 by way of e-transfer ;
  - iv. The fourth payment in the amount of \$500.00 will be made before or on March 5, 2019 by way of e-transfer ;

- v. The fifth payment in the amount of \$500.00 will be made before or on April 5, 2019 by way of e-transfer ;
  - vi. The sixth payment in the amount of \$500.00 will be made before or on May 5, 2019 by way of e-transfer ;
  - vii. The seventh payment in the amount of \$500.00 will be made before or on June 5, 2019 by way of e-transfer ;
  - viii. The eighth payment in the amount of \$500.00 will be made before or on July 5, 2019 by way of e-transfer ;
  - ix. The ninth payment in the amount of \$500.00 will be made before or on August 5, 2019 by way of e-transfer ;
  - x. The tenth payment in the amount of \$500.00 will be made before or on September 5, 2019 by way of e-transfer ;
  - xi. The eleventh payment in the amount of \$500.00 will be made before or on October 5, 2019 by way of e-transfer ;
  - xii. The twelfth payment in the amount of \$500.00 will be made before or on November 5, 2019 by way of e-transfer ;
  - xiii. The thirteenth payment in the amount of \$500.00 will be made before or on December 5, 2019 by way of e-transfer ;
  - xiv. The fourteenth payment in the amount of \$500.00 will be made before or on January 5, 2020 by way of e-transfer ;
  - xv. The fifteenth payment in the amount of \$500.00 will be made before or on February 5, 2020 by way of e-transfer ;
  - xvi. The sixteenth payment in the amount of \$500.00 will be made before or on March 5, 2020 by way of e-transfer ;
  - xvii. The seventeenth payment in the amount of \$500.00 will be made before or on April 5, 2020 by way of e-transfer ;
  - xviii. The eighteenth payment in the amount of \$500.00 will be made before or on May 5, 2020 by way of e-transfer ;
  - xix. The nineteenth payment in the amount of \$500.00 will be made before or on June 5, 2020 by way of e-transfer ;
  - xx. The twentieth payment in the amount of \$500.00 will be made before or on July 5, 2020 by way of e-transfer.
2. The tenant and landlord agree that if the tenants fail to make a payment within the time stipulated above, such failure constitutes a default, making the unpaid balance immediately due and owing.

3. The landlord will receive twenty monetary orders as described below. The landlord consented that the landlord would not enforce a monetary order if the tenants paid within the time stipulated above.

In order to perfect Part 2 (i) above, I grant the landlord a monetary order in the amount of \$10,000.00. The tenant must be served with this order if the tenant fails to pay the first payment as described above.

In order to perfect Part 2 (ii) above, I grant the landlord a monetary order in the amount of \$9,500.00. The tenant must be served with this order if the tenant fails to pay the second payment as described above.

In order to perfect Part 2 (iii) above, I grant the landlord a monetary order in the amount of \$9,000.00. The tenant must be served with this order if the tenant fails to pay the third payment described above.

In order to perfect Part 2 (iv) above, I grant the landlord a monetary order in the amount of \$8,500.00. The tenant must be served with this order if the tenant fails to pay the fourth payment as described above.

In order to perfect Part 2 (v) above, I grant the landlord a monetary order in the amount of \$8,000.00. The tenant must be served with this order if the tenant fails to pay the fourth payment as described above.

In order to perfect Part 2 (vi) above, I grant the landlord a monetary order in the amount of \$7,500.00. The tenant must be served with this order if the tenant fails to pay the fourth payment as described above.

In order to perfect Part 2 (vii) above, I grant the landlord a monetary order in the amount of \$7,000.00. The tenant must be served with this order if the tenant fails to pay the fourth payment as described above.

In order to perfect Part 2 (viii) above, I grant the landlord a monetary order in the amount of \$6,500.00. The tenant must be served with this order if the tenant fails to pay the fourth payment as described above.

In order to perfect Part 2 (ix) above, I grant the landlord a monetary order in the amount of \$6,000.00. The tenant must be served with this order if the tenant fails to pay the fourth payment as described above.

In order to perfect Part 2 (x) above, I grant the landlord a monetary order in the amount of \$5,500.00. The tenant must be served with this order if the tenant fails to pay the fourth payment as described above.

In order to perfect Part 2 (xi) above, I grant the landlord a monetary order in the amount of \$5,000.00. The tenant must be served with this order if the tenant fails to pay the fourth payment as described above.

In order to perfect Part 2 (xii) above, I grant the landlord a monetary order in the amount of \$4,500.00. The tenant must be served with this order if the tenant fails to pay the fourth payment as described above.

In order to perfect Part 2 (xiii) above, I grant the landlord a monetary order in the amount of \$4,000.00. The tenant must be served with this order if the tenant fails to pay the fourth payment as described above.

In order to perfect Part 2 (xiv) above, I grant the landlord a monetary order in the amount of \$3,500.00. The tenant must be served with this order if the tenant fails to pay the fourth payment as described above.

In order to perfect Part 2 (xv) above, I grant the landlord a monetary order in the amount of \$3,000.00. The tenant must be served with this order if the tenant fails to pay the fourth payment as described above.

In order to perfect Part 2 (xvi) above, I grant the landlord a monetary order in the amount of \$2,500.00. The tenant must be served with this order if the tenant fails to pay the fourth payment as described above.

In order to perfect Part 2 (xvii) above, I grant the landlord a monetary order in the amount of \$2,000.00. The tenant must be served with this order if the tenant fails to pay the fourth payment as described above.

In order to perfect Part 2 (xviii) above, I grant the landlord a monetary order in the amount of \$1,500.00. The tenant must be served with this order if the tenant fails to pay the fourth payment as described above.

In order to perfect Part 2 (xix) above, I grant the landlord a monetary order in the amount of \$1,000.00. The tenant must be served with this order if the tenant fails to pay the fourth payment as described above.

In order to perfect Part 2 (xx) above, I grant the landlord a monetary order in the amount of \$500.00. The tenant must be served with this order if the tenant fails to pay the fourth payment as described above.

The above particulars comprise **full and final settlement** of all aspects of the dispute arising from this application.

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: November 22, 2018

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Residential Tenancy Branch