



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding BROADSTREET PROPERTIES LTD  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OPR MNR FF

### Introduction

This hearing dealt with the Landlord's Application for Dispute Resolution, made on November 19, 2019 (the "Application"). The Landlord applied for the following relief, pursuant to the *Residential Tenancy Act* (the "Act"):

- an order of possession for unpaid rent or utilities;
- a monetary order for unpaid rent or utilities; and
- an order granting recovery of the filing fee.

The Landlord was represented at the hearing by L.L., an agent. The Tenants attended the hearing on their own behalf. All in attendance provided affirmed testimony.

### Settlement

The opportunity for settlement was discussed with the parties during the hearing. The parties were advised there is no obligation to resolve the dispute through settlement, but that I could assist the parties to reach an agreement, which would be documented in my Decision.

During the hearing, the parties mutually agreed to settle this matter as follows:

1. The Tenants agree to pay the Landlord outstanding rent and fees in the amount of \$403.00 (the "Settlement Payment").
2. The Tenants agree to make the Settlement Payment no later than 12:00 noon on January 27, 2020.
3. The Tenants agree the Landlord is entitled to an order of possession if the Settlement Payment is not made as agreed.

4. The Landlord agrees to withdraw the Application as part of this settlement.

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

### Conclusion

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

In support of the settlement, and with the agreement of the parties, I grant the Landlord a monetary order in the amount of \$430.00, which will be of no force or effect if the Tenants make the Settlement Payment as agreed above. If necessary, the order may be filed in and enforced as an order of the Provincial Court of British Columbia (Small Claims).

In support of the settlement, and with the agreement of the parties, I grant the Landlord an order of possession, which will be effective two (2) days after service on the Tenants. The order of possession will be of no force or effect if the Tenants make the Settlement Payment as agreed above. If necessary, the order may be filed in and enforced as an order of the Supreme Court of British Columbia.

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 24, 2020

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Residential Tenancy Branch