



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing and Social Development

## **DECISION**

Dispute Codes      CNC, RP, FF

### Introduction

This hearing dealt with an application by the tenant to cancel a Notice to End tenancy for Cause, in particular non-payment of a security deposit in full and for repairs to the rental unit.

The tenant acknowledged at the outset of the hearing that the request repairs had been completed and amended his application to exclude those issues.

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

1. the tenant will pay the full amount owing for the security deposit by Friday, October 16, 2009 at 5:00 p.m.;
2. if the tenant does not pay the amounts owed on the specified dates, the landlord may serve an order of possession on the tenant, and the tenancy will end.

### Conclusion

I grant the landlord an order of possession, effective two days from service 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 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: October 07, 2009.

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Dispute Resolution Officer