

## **DECISION**

**Dispute Codes**      OPR, CNR, OLC, OPC, MNR, RR, FF

### **Introduction**

This hearing dealt with cross Applications for Dispute Resolution. The landlord has applied for an order of possession and for a monetary order. The tenant has applied to cancel a notice to end tenancy and for an order to have the landlord comply with the *Residential Tenancy Act (Act)*.

The hearing was conducted via teleconference and was attended by the landlord and one of the tenants.

### **Issues(s) to be Decided**

The issues to be decided are whether the landlord is entitled to an order of possession for unpaid rent; for unpaid utilities; and for cause; to a monetary order for unpaid rent and utilities and to recover the filing fee from the tenant for the cost of the Application for Dispute Resolution, pursuant to sections 46, 47, 55, 67, and 72 of the *Act*.

In addition it must be decided if the tenants are entitled to cancel a notice to end tenancy for unpaid utilities; to an order to have the landlord comply with the *Act*; for an order to have the landlord make repairs, pursuant to sections 32 and 46 of the *Act*.

### **Background and Evidence**

During the hearing the parties came to the following settlement agreement:

1. The tenant withdraws his Application for Dispute Resolution;
2. The landlord withdraws her Application for Dispute Resolution;
3. The tenant agrees to vacate the rental unit no later than July 23, 2010;
4. The tenant agrees to pay the landlord \$2,479.43 for outstanding rent, utilities and filing fee for this application.

### **Conclusion**

In support of the above noted settlement agreement, I grant the landlord an Order of Possession effective **July 23, 2010 at 1:00 p.m.** This order must be served on the tenants and may be filed in the Supreme Court and enforced as an order of that Court.

I also grant a monetary order to the landlord in the amount of **\$2,479.43**. This order must be served on the tenant and may be filed in the Provincial Court (Small Claims) 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: July 09, 2010.

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Dispute Resolution Officer