



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Public Safety and Solicitor General

DECISION

Dispute Codes OPR, MNR, MNSD, MNDC, FF

This hearing dealt with an application by the landlord for an Order of Possession, a monetary order and an order to retain the security deposit in partial satisfaction of the claim.

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

1. the landlord will have an Order of Possession effective January 5, 2011 at 1:00 p.m.;
2. the landlord will have a monetary order in the amount of \$1,550.00, which includes recovery of the \$50.00 filing fee;
3. the landlord will retain the security deposit in the amount of \$750.00 in addition to the monetary order.

I grant the landlord an Order of Possession, effective January 5, 2011. The landlord must serve the Order of Possession on the tenant. If 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.

I further order that the landlord retain the security deposit in the amount of \$750.00.

I further grant a monetary order in favour of the landlord in the amount of \$1,550.00. This order may be filed in the Provincial Court of British Columbia, Small Claims division 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: December 23, 2010.

Dispute Resolution Officer