



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Ministry of Public Safety and Solicitor General

DECISION

Dispute Codes OPR, MNR, MNSD, FF

This hearing was convened by way of conference call to deal with the landlords' application for an Order of Possession for unpaid rent or utilities, for a monetary order for unpaid rent or utilities, for an order permitting the landlords to retain the security deposit in partial satisfaction of the claim, and to recover the filing fee from the tenant for the cost of this application.

Both landlords and the tenant attended the conference call hearing.

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

1. the landlords will have an Order of Possession effective January 31, 2011 at 1:00 p.m.;
2. the landlords will retain the security deposit of \$500.00 and will have a monetary order for unpaid rent in the amount of \$2,200.00 and \$50.00 for recovery of the filing fee, for a total monetary order of \$1,750.00.

I grant the landlords an Order of Possession, effective January 31, 2011 at 1:00 p.m. If the landlords serve 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.

I further order that the landlords retain the security deposit in partial satisfaction of the claim and I grant a monetary order in favour of the landlords in the total amount of \$1,750.00, inclusive of rental arrears and the cost of filing 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: January 20, 2011.

Residential Tenancy Branch