



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Ministry of Public Safety and Solicitor General

DECISION

Dispute Codes OPR, MNR, MNSD, MNDC, FF

Introduction

This hearing was convened by way of conference call to deal with the landlord's 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 landlord to retain the security deposit in partial satisfaction of the claim; for a monetary order for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement; and to recover the filing fee from the tenant for the cost of this application.

The landlord company was represented by an agent who also called a witness. The tenant also attended the conference call hearing.

During the course of the hearing, the parties agreed to settle this dispute on the following conditions:

1. The landlord will have an Order of Possession effective February 28, 2011 at 1:00 p.m.;
2. The landlord will have a monetary order in the amount of \$212.50 which includes the \$50.00 filing fee;
3. The landlord withdraws the claim for \$15.00 for certifying the December, 2010 rent cheque issued by the tenant.

I hereby grant the landlord an Order of Possession, effective February 28, 2011 at 1:00 p.m. 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.

I further grant a monetary order in the amount of \$212.50 in favour of the landlord. This order may be filed in the Provincial Court of British Columbia, Small Claims division and enforced as an order of that Court.

As no further action is required on this file, the file is closed.

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: February 02, 2011.

Residential Tenancy Branch