



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Public Safety and Solicitor General

## **DECISION**

**Dispute Codes**     OPR, MNR, 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; and to recover the filing fee from the tenant for the cost of this application.

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 March 31, 2011 at 1:00 p.m.;
2. The landlord will have a monetary order in the amount of \$2,050.00 in full satisfaction of the claim;
3. The parties will conduct a move-out condition inspection report, which may be attended by an agent or representative of the landlord, or by the landlord, and the tenants on March 27, 2011 at 1:00 p.m. or sooner;
4. The landlord will comply with Section 38 of the *Residential Tenancy Act* as it relates to the security deposit currently held in trust.

### **Conclusion**

For the reasons set out above, I hereby grant an Order of Possession in favour of the landlord effective March 31, 2011 at 1:00 p.m. If the Order of Possession is served on the tenants and the tenants fail 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 tenants pay to the landlord the sum of \$2,050.00, and I grant the landlord a monetary order in that amount. If the tenants fail to comply with the order, the order may be filed in the Provincial Court of British Columbia, Small Claims division and enforced as an order of that Court.

I further order that the landlord comply with Section 38 of the *Residential Tenancy Act* as it relates to the security deposit currently held in trust on behalf of the tenants.

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: March 08, 2011.

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Residential Tenancy Branch