



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: *OPC, FF*

Introduction

This hearing dealt with an application by the landlord pursuant to the *Residential Tenancy Act*, for an order of possession. The landlord also applied for the filing fee. Both parties attended the hearing and were given full opportunity to present evidence and make submissions.

Issues to be decided

Is the landlord entitled to an order of possession?

Background and Evidence

The tenancy started on October 02, 2010 for a monthly rent of \$1,200.00. Prior to moving in the tenant paid a security deposit of \$600.00. During the hearing, both parties had engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute.

Analysis

Pursuant to Section 63 of the *Residential Tenancy Act*, the dispute resolution officer may assist the parties settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order.

During this hearing, the parties reached an agreement to settle their dispute. Specifically, both parties agreed to the following:

- The tenant agreed to move out on or before **1:00 p.m. on June 15, 2011**. An order of possession will be issued to the landlord effective this date.
- The tenant agreed to allow the landlord to retain the security deposit of **\$600.00**.
- The landlord agreed to allow the tenancy to continue until June 15, 2011.
- The landlord agreed to accept \$600.00 in full settlement of all claims against the tenant

Both parties stated that they understood and agreed that these particulars comprise the full and final settlement of all aspects of this dispute for both parties.

Pursuant to the above agreement and section 55(2) of the *Residential Tenancy Act*, I am issuing a formal order of possession effective June 15, 2011. The Order may be filed in the Supreme Court for enforcement.

Conclusion

Based on the above mutually agreed upon terms, I grant the landlord an order of possession effective on or before **1:00 p.m. on June 15, 2011**. The landlord may retain the security deposit.

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: June 13, 2011.

Residential Tenancy Branch