



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR, CNR, MNR, O, FF

This matter proceeded by way of a conference call hearing, pursuant to the *Residential Tenancy Act* (the "Act"), and dealt with cross Applications for Dispute Resolution by the Landlord and Tenant. The Landlord's Application requested an Order of possession, a monetary Order for unpaid rent, and recovery of the filing fee. The Tenant's Application requested that the 10 Day Notice to End Tenancy for unpaid rent be cancelled, and to recover the filing fee.

During the course of the hearing, the parties reached an agreement to settle the issues raised in both Applications on the following conditions:

1. The Tenant allows the Landlord to retain the \$350.00 security deposit in lieu of the outstanding rent. The Landlord agrees to waive all further rent owed by the Tenant.
2. The Tenant agrees to vacate the rental unit no later than 1:00 P.M. on November 10, 2011 and end the tenancy.
3. The Landlord is entitled to an order of possession on the rental unit effective 1:00 P.M. November 10, 2011 and the tenancy will end.

I grant the Landlord an order of possession, effective 1:00 P.M. November 10, 2011. 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.

As the parties were able to settle the matter, I decline to award either party recovery of the filing fee(s) for the cost of this application.

Dated: November 02, 2011.

---

Residential Tenancy Branch