



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      OPR, MNR, MNSD, MNDC, FF

This matter proceeded by way of a conference call hearing, pursuant to the *Residential Tenancy Act* (the "Act"), and dealt with the Landlord's Application for Dispute Resolution. The Landlord's Application requested an order of possession, a monetary order for unpaid rent, compensation for damage and loss, and the filing fee, and an order to keep the security deposit and pet damage deposit.

During the course of the hearing, the parties reached an agreement to settle the issues raised in the Landlord's Application. Pursuant to section 63 of the Act, I record the agreement as follows:

1. The tenancy will end at 1:00 P.M. December 30, 2011. The Tenant agrees to vacate the rental unit, no later than 1:00 P.M. on December 30, 2011.
2. The Landlord is entitled to an order of possession on the rental unit, effective 1:00 P.M. December 30, 2011.
3. The parties agree that the Tenant paid the Landlord \$820.00 on December 06, 2011. The parties agree that the Landlord is entitled to a monetary order for \$830.00 which represents the balance of the unpaid rent.
4. The parties agree that the Landlord reserves the right to file a claim for compensation for damages and losses to the rental unit should the Tenant fail to return it to a suitable condition in accordance with the Act, regulation, and tenancy agreement.

The Landlord will deal with the security deposit at the end of the tenancy in accordance with the Act.

I grant the Landlord an order of possession, effective **1:00 P.M. December 30, 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.

I grant the Landlord a monetary order for **\$830.00** for unpaid rent. The Landlord must issue a receipt for any payments received towards the \$830.00 owing. The receipts

shall be taken into account against the monetary order. If the Landlord serves the monetary order on the Tenant and the Tenant fails to comply with the order, the order may be filed in the Provincial (Small Claims) Court.

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: December 19, 2011.

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Residential Tenancy Branch