

## **DECISION**

Dispute Codes      OPR, OPC, MND, MNR, MNDC, MNSD, FF

This is an application filed by the Landlord for an order of possession resulting from a 1 month notice to end tenancy for cause, a 10 day notice to end tenancy for unpaid rent, a monetary claim request for unpaid rent or utilities, for money owed or compensation for damage or loss under the Act, regulation or tenancy agreement, to keep all or part of the security deposit and recovery of the filing fee.

Both parties attended the hearing by conference call and gave testimony.

Section 63 of the Act provides that the parties may attempt to settle their dispute during a hearing. Pursuant to this provision, discussion between the parties during the hearing led to a resolution. Specifically, it was agreed as follows:

Both parties agreed to mutually end the tenancy on January 15, 2011 at 1:00 p.m. and the Landlord shall receive an order of possession to reflect this agreement. Both parties further agree that the Tenant shall make payment of \$1,300.00 to the Landlord within 1 week of this hearing date and to allow the Landlord to retain the \$450.00 security deposit as part of this settlement agreement. The Landlord is to receive a monetary order to reflect this agreement.

The above particulars comprise full and final settlement of all aspects of the dispute arising from this application for both parties.

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 15, 2011.

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Residential Tenancy Branch