



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR, MNR, FF

### Introduction

This conference call hearing was convened in response to the landlord's application for an Order of Possession for unpaid rent; a Monetary Order for unpaid rent; and to recover the filing fee associated with this application.

Both parties attended the hearing and provided affirmed testimony. They were given a full opportunity to be heard, to present evidence and to make submissions.

### Issue(s) to be Decided

Is the landlord entitled to an Order of Possession?

Is the landlord entitled to a Monetary Order, and if so for what amount?

Is the landlord entitled to keep all or part of the security deposit?

Is the landlord entitled to recover the filing fee?

### Background and Evidence

The rental unit consists of an apartment in a multi-unit complex. Pursuant to a written agreement, the tenancy started in August 1997. The rent is currently \$777.00 and the current agent for the landlord has no record or recollection of any amount of security deposit paid by the tenant.

The landlord's agent stated that the landlord provided with information that the tenant owes \$2980.00 in rental arrears. The tenant did not dispute this claim, and stated that he went through a period of illness; however that he will have all his arrears paid by Friday, January 13<sup>th</sup>, 2012. The landlord accepted the tenant's submission and stated that he was willing to work with the tenant and to maintain the tenancy. The landlord stated that as such he was withdrawing his application.

The landlord is aware that he is at liberty to reapply for dispute resolution should the tenant fall short of his promise as stated during the hearing.

### Conclusion

The landlord's application is withdrawn and this matter is hereby closed.

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: January 11, 2012.

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Residential Tenancy Branch