



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, MNDC, FF

Introduction

This hearing was convened by way of conference call in response to an application made by the landlords for an Order of Possession for unpaid rent or utilities; for a monetary order for unpaid rent or utilities; for a monetary order for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement; and to recover the filing fee from the tenant for the cost of this application. Both landlords and the tenant attended the conference call hearing.

During the course of the hearing, the parties agreed to settle this dispute on the following conditions:

1. The landlords will have an Order of Possession effective November 30, 2011 at midnight;
2. The landlords will keep the security deposit in the amount of \$525.00;
3. The landlords will have a monetary order in the amount of \$3,275.00;
4. The landlords will not recover the \$50.00 filing fee for the cost of this application.

Conclusion

For the reasons set out above, I hereby grant an Order of Possession in favour of the landlords effective November 30, 2011 at midnight. The tenant must be served with the Order of Possession. If the tenant fails to comply with the Order, the Order may be filed in the Supreme Court of British Columbia for enforcement.

I further order the landlords to keep the security deposit in the amount of \$525.00, and I grant a monetary order in favour of the landlords pursuant to Section 67 of the *Residential Tenancy Act* in the amount of \$3,275.00. This order may also be enforced.

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: November 15, 2011.

Residential Tenancy Branch