



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPC, MNR, MNSD, FF

Introduction

This hearing was convened by way of conference call in response to an application made by the landlord for an Order of Possession for cause, for a monetary order for unpaid rent or utilities, for an order permitting the landlord to keep all or part of the pet damage deposit or security deposit, and to recover the filing fee from the tenant for the cost of this application.

An agent for the landlord company and the tenant both attended the hearing. During the course of the hearing, the parties agreed to settle this dispute on the following conditions:

1. The landlord will have an Order of Possession effective March 2, 2012 at 1:00 p.m. and the tenant must vacate the rental unit by that date and time;
2. The landlord will keep the \$425.00 security deposit in partial satisfaction of the landlord's claim;
3. The landlord will have a monetary order for the balance of rent owed and recovery of the filing fee for the cost of this application, for a total monetary order in the amount of \$2,324.00;
4. The landlord will waive any amount of rent from the tenant for March 1 and March 2, 2012, and this order will satisfy any and all claims of the landlord and the tenant with respect to this tenancy.

Conclusion

For the reasons set out above, I hereby grant an Order of Possession in favour of the landlord effective March 2, 2012 at 1:00 p.m.

I further order the landlord to keep the security deposit in the amount of \$425.00, and I grant the landlord a monetary order pursuant to Section 67 of the *Residential Tenancy Act* in the amount of \$2,324.00.

This order is final and binding on the parties and may 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: February 28, 2012.

Residential Tenancy Branch