



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR, MNSD, O

This matter proceeded by way of a conference call hearing, pursuant to the *Residential Tenancy Act* (the “Act”), and dealt with the Tenant’s Application for Dispute Resolution. The Tenant’s Application requested to cancel a notice to end tenancy for unpaid rent, and requested return of the security deposit.

During the course of the hearing, the parties reached an agreement to settle the issues raised in the Tenant’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. March 31, 2012. The Tenant agrees to vacate the rental unit, no later than 1:00 P.M. on March 31, 2012.
2. The Landlord is entitled to an order of possession on the rental unit, effective 1:00 P.M. on March 31, 2012.
3. The parties agree that the Landlord can keep the security deposit which totals \$400.00 in full satisfaction of any rent owed for this tenancy.
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.

I order the Landlord to keep the security deposit which totals \$400.00 in full satisfaction of any rent owed for this tenancy.

I grant the Landlord an order of possession, effective **1:00 P.M. March 31, 2012**. 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. The order accompanies the Landlord’s copy of this decision.

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: March 27, 2012.

Residential Tenancy Branch