



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

Landlord: OPR, OPL, MNR, MNDC, FF
Tenant: CNL, CNR, MNDC, FF, O

Introduction

This hearing was convened by way of conference call in response to applications made by the landlord and by the tenant. The landlord has applied for an Order of Possession for unpaid rent or utilities; for an Order of Possession for landlord's use of property; 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. The tenant has applied for an order cancelling a notice to end tenancy for landlord's use of property; for an order cancelling a notice to end tenancy 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 landlord for the cost of this application.

The landlord and the tenant both attended the conference call 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 July 1, 2012 at 1:00 p.m. and the tenant will move from the rental unit by that date and time;
2. The tenant will pay the landlord the sum of \$100.00 in full settlement of any unpaid rent or utilities owed to the landlord, and the landlord will not return any portion of the security deposit to the tenant;
3. The tenant will leave the space heaters in the rental unit;
4. The tenant will take the lawn mower and weed-eater purchased by the tenant.

Since the parties have agreed to settle this dispute, I decline to order that either party recover the filing fee from the other party for the cost of these applications.

Conclusion

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

I further order the landlord to keep the security deposit, and I grant a monetary order in favour of the landlord pursuant to Section 67 of the *Residential Tenancy Act* in the amount of \$100.00. This order represents a full settlement of the parties with respect to the applications before me.

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: June 01, 2012.

Residential Tenancy Branch