



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, 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 unpaid rent or utilities, for a monetary order for unpaid rent or utilities, and to recover the filing fee from the tenants for the cost of this application.

The landlord was represented at the hearing by an agent, and both tenants were in attendance.

The parties agree that the landlord did not collect a security deposit or a pet damage deposit from the tenants.

During the course of the hearing, the landlord's agent withdrew the application for an Order of Possession.

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

1. The landlord will have a monetary order as against the tenants in the amount of \$500.00;
2. The tenants will return power tools to the landlord, being a drill and a jigsaw that were purchased by the landlord during the tenancy;
3. This settlement is in full satisfaction of any claims by either party.

Since the parties have settled this dispute, I decline to order that the landlord recover the filing fee from the tenants for the cost of this application.

Conclusion

For the reasons set out above, the landlord's application for an Order of Possession is hereby dismissed as withdrawn.

I hereby grant a monetary order in favour of the landlord as against the tenants in the amount of \$500.00, pursuant to Section 67 of the *Residential Tenancy Act*.

I further order the tenants to return the drill and jigsaw that were purchased by the landlord during the tenancy, to the landlord forthwith.

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 05, 2012.

Residential Tenancy Branch