



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR, MNR, MNSD, FF

### Introduction

This hearing was convened by way of conference call concerning 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; for an order permitting the landlords to keep all or part of the pet damage deposit or security deposit; and to recover the filing fee from the tenants for the cost of the application.

The named landlord attended the conference call hearing, and on behalf of the landlord company. An agent for both tenants also attended.

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

1. The tenants will pay the outstanding rent and late fees totalling \$1,400.00 to the landlord or its agents by November 30, 2012;
2. If the tenants fail to pay the landlord or its agents \$1,400.00 by November 30, 2012 the landlord will serve the tenants with an Order of Possession effective on 2 days notice to the tenants;
3. The landlord will have an Order of Possession effective on 2 days notice to the tenants and the landlord will not serve the Order of Possession to the tenants if the rent and late fees totalling \$1,400.00 is paid by November 30, 2012;
4. If the tenants fail to pay the outstanding rent and late fees described in paragraph 1 above, the landlord will have a monetary order in the amount of \$1,000.00 which includes recovery of the \$50.00 filing fee, in addition to the security deposit in the amount of \$450.00 currently held in trust by the landlord.

### Conclusion

For the reasons set out above, I hereby order the parties herein to abide by the settlement conditions set out above.

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: November 27, 2012.

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Residential Tenancy Branch