



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      Landlord: OPR, MNR, MNDC, FF  
Tenants: CNR, MNDC, LRE, FF

### Introduction

This hearing dealt with the cross Applications for Dispute Resolution. The landlord sought an order of possession and a monetary order. The tenants sought to cancel a notice to end tenancy; for an order to suspend or set conditions on the landlord's access; and a monetary order.

The hearing was conducted via teleconference and was attended by the landlord; his agent and witness; and both tenants.

### Issue(s) to be Decided

The issues to be decided are whether the landlord is entitled to an order of possession for unpaid rent; to a monetary order for unpaid rent; for compensation for damage or loss and to recover the filing fee from the tenants for the cost of the Application for Dispute Resolution, pursuant to Sections 46, 55, 67, and 72 of the *Residential Tenancy Act (Act)*.

It must also be decided if the tenants are entitled to cancel a 10 Day Notice to End Tenancy for Unpaid Rent; to a monetary order for compensation for damage or loss; for an order to suspend or set conditions on the landlord's right to enter the rental unit and to recover the filing fee from the landlord for the cost of the Application for Dispute Resolution, pursuant to Sections 27, 46, 67, and 72 of the *Act*.

### Background and Evidence

During the hearing the parties came to the following settlement.

1. The landlord agrees to withdraw his Application for Dispute Resolution;
2. The tenants agree to withdraw their Application for Dispute Resolution;
3. The landlord agrees to provide the tenants with compensation in the amount of \$300.00;

4. The tenants agree to pay the monthly rent for December 2012 in the amount of \$1,000.00 less the above noted compensation of \$300.00 or a total of \$700.00 no later than December 14, 2012;
5. The parties agree the tenancy will continue until December 31, 2012;
6. The tenants agree that if they fail pay the \$700.00 as noted in point 4 by December 14, 2012 they must vacate the rental unit at that time;
7. The tenants agree that if they pay the \$700.00 as noted in point 4 by December 14, 2012 they must vacate the rental unit on or before December 31, 2012.

### Conclusion

In support of this settlement and with the agreement of both parties I grant the landlord an order of possession effective **after service on the tenants in accordance with the settlement above**. This order must be served on the tenants. If the tenants fail to comply with this order the landlord may file the order with the Supreme Court of British Columbia and be enforced as an order of that Court.

Also in support of this agreement I grant the landlord a monetary order in the amount of \$700.00. This order must be served on the tenants. If the tenants fail to comply with this order the landlord may file the order in the Provincial Court (Small Claims) and be enforced as an order of that Court.

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: December 12, 2012.

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Residential Tenancy Branch