



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

For the landlord: OPR OPC MNR MNSD MNDC FF
For the tenant: CNC

Introduction

This hearing was convened as a result of the cross applications of the parties who applied for dispute resolution under the *Residential Tenancy Act* (the “Act”).

The landlord applied for an order of possession for unpaid rent and for cause, a monetary order for unpaid rent, for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement, authorize to keep the security deposit, and to recover the filing fee.

The tenant applied to cancel a Notice to End Tenancy for Cause.

The tenant, counsel for the tenant, and two agents for the landlord (the “agents”) attended the hearing. The parties gave affirmed testimony, were provided the opportunity to present their evidence orally and in documentary form prior to the hearing, and make submissions to me.

Settlement Agreement

During the hearing, the parties agreed to settle their matters, on the following conditions:

1. The parties agree that the tenancy will end on **February 15, 2013 at 1:00 p.m.** and the landlord will receive an order of possession for February 15, 2013 at 1:00 p.m.
2. The parties agree that the tenant will pay the landlord a total of **\$302.00** as compensation for half of February 2013 rent in two installments.
3. The first installment will be paid by the tenant on February 1, 2013 in the amount of **\$151.00**. The second installment will be paid by the tenant by surrendering **\$151.00** of the tenant’s \$302.00 security deposit to the landlords, effective

February 15, 2013, resulting in a security deposit balance owing to the tenant on February 15, 2013 of \$151.00.

4. The parties agree to withdraw their applications in full as part of this settled agreement.
5. The landlord agrees to waive their filing fee as part of this settled agreement.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*.

Conclusion

I grant the landlord an order of possession effective February 15, 2013 at 1:00 p.m. The tenant must be served with the order of possession. This order may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

I order the parties to comply with the terms of their settled agreement listed above.

This decision is final and binding on the parties, unless otherwise provided under the Act, and 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: January 30, 2013