



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, MNSD, MNDC, FF

Introduction

This hearing was convened by way of conference call concerning the landlord's application for an Order of Possession for unpaid rent or utilities; 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; for an order permitting the landlord to keep all or part of the pet damage deposit or security deposit; and to recover the filing fee from the tenant 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 January 30, 2013 at 1:00 p.m. and the tenancy will end at that time;
2. The landlord will have a monetary order as against the tenant in the amount of \$5,007.00;
3. The parties will deal with the security deposit in accordance with the *Residential Tenancy Act*.

Conclusion

For the reasons set out above, I hereby order the parties to comply with the settlement agreement as stated above.

I hereby grant an Order of Possession in favour of the landlord effective January 30, 2013 at 1:00 p.m.

I further grant a monetary order in favour of the landlord pursuant to Section 67 of the *Residential Tenancy Act* in the amount of \$5,007.00.

These orders are 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: January 23, 2013

Residential Tenancy Branch

