



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, MNDC, MNSD, FF

Introduction

A small amount of documentary evidence and written arguments have been submitted by the parties prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the parties the opportunity to give their evidence orally and the parties were given the opportunity to ask questions of the other parties.

All testimony was taken under affirmation.

Issue(s) to be Decided

This is an application for an order of possession based on a notice to end tenancy for nonpayment of rent, a request for a monetary order for \$3600.00, and a request for recovery of the \$50.00 filing fee. The applicant is also requesting an order to keep the full security deposit of \$900.00 towards the claim.

Agreement by parties

At the hearing open landlord and the tenants stated that they had come to an agreement as follows:

The total amount of money owed to the landlord at the end of the tenancy is \$2000.00.

The tenants agree to allow the landlord to keep the full security deposit of \$900.00 towards this outstanding rent.

The tenants have also paid \$100.00 towards the outstanding balance and therefore both sides agree that as of today's date there is a total of \$1000.00 in rent outstanding.

Since all parties agree that, at this time, there is a total of \$1000.00 in rent outstanding I will issue an order for the outstanding rent.

I also order recovery of the landlord's \$50.00 filing fee

Conclusion

I order that the landlord may retain the full security deposit of \$900.00, and I have issued a monetary order in the amount of \$1050.00 to cover the remaining outstanding rent and the \$50.00 filing fee.

The landlord has withdrawn the request for an order of possession, because the tenants have already returned possession of the rental unit to the landlord.

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: February 25, 2013

Residential Tenancy Branch

