



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR, MNR, MNSD, FF  
CNC, CNR, MNDC, OLC, O

### Introduction

This hearing was convened by way of conference call concerning applications made by the landlord and by one of the tenants. The landlord has applied against 2 tenants for an Order of Possession for unpaid rent or utilities; for a monetary order for unpaid rent or utilities; 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 tenants for the cost of the application. One of the tenants only has applied for an order cancelling a notice to end tenancy for cause; for an order cancelling a notice to end tenancy 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 that the landlord comply with the *Act*, regulation or tenancy agreement.

The landlord and both tenants named in the applications attended the conference call hearing, and the parties also provided evidentiary material prior to the commencement of the hearing.

During the course of the hearing the parties agreed to settle these disputes on the following conditions:

1. The landlord will have an Order of Possession effective March 31, 2013 at 1:00 p.m. at which time the tenancy will end;
2. The landlord will return the cheque issued by the Ministry to the tenants forthwith;
3. The landlord will return the security deposit in the amount of \$350.00 to the tenants on March 31, 2013, and the tenants will have a monetary order for this amount;
4. The security deposit, having been agreed by the parties will be returned to the tenants, has been dealt with and neither party may make a claim for or against it.

Since the parties have been able to settle this dispute, I decline to order that either party recover the filing fees from the other.

### Conclusion

For the reasons set out above, I hereby grant an Order of Possession in favour of the landlord effective March 31, 2013 at 1:00 p.m.

I further grant a monetary order in favour of the tenants pursuant to Section 67 of the *Residential Tenancy Act* in the amount of \$350.00.

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: March 25, 2013

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Residential Tenancy Branch

