



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, FF

Introduction

This hearing was convened by way of conference call concerning an application made by the landlord for an Order of Possession for unpaid rent or utilities, for a monetary order for unpaid rent or utilities, and to recover the filing fee from the tenant for the cost of the application.

The landlord and the tenant both attended the 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 March 31, 2013 at 1:00 p.m. and the tenancy will end at that time;
2. The landlord will have a monetary order in the amount of \$4,450.00, which includes full rent for the months of February and March, 2013 as well as recovery of the \$50.00 filing fee for the cost of this application;
3. The landlord will have no further claims as against the tenant for unpaid rent, utilities or prior month's rent, and the landlord will not be permitted to collect a security deposit or pet damage deposit from the tenant.

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 landlord pursuant to Section 67 of the *Residential Tenancy Act* in the amount of \$4,450.00.

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 15, 2013

Residential Tenancy Branch

