



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Banek Investments Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNR

Introduction

This matter dealt with the Landlord's Application for Dispute Resolution, seeking to end the tenancy, receive an order of possession for the rental unit, and to recover unpaid rents.

Both parties appeared at the hearing. At the outset of the hearing the parties explained they had come to an agreement to resolve the dispute and they requested it be recorded. Pursuant to section 63 of the Act, I record the terms of the settlement in this Decision and order as follows:

1. The parties agree that the Tenants have vacated the rental unit and have returned full and peaceful possession of the rental unit to the Landlord on March 31, 2013;
2. The Tenants agree that the Landlord may keep the security deposit of **\$500.00** in partial satisfaction of the rents that are currently owed;
3. The Tenants agree that they owe and will pay the Landlord the balance of rents owed in the amount of **\$1,700.00**; and
4. The Tenants agree and consent that the Landlord may be granted a monetary order in the amount of **\$1,700.00**, which will be enforceable in the Provincial Court should the Tenants fail to pay the Landlord the amount due.

Conclusion

The parties have reached a mutual agreement to resolve this dispute, which is explained above.

The parties are commended on reaching an agreement.

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 Act.

Dated: April 11, 2013

Residential Tenancy Branch