



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, MNSD

Introduction

This hearing dealt with an Application for Dispute Resolution by the landlord for an order of possession for non-payment of rent, for a monetary order and to keep all or part of the security deposit.

Both parties appeared. During the hearing the parties agreed to settle these matters, on the following conditions:

- 1) The parties agreed to mutual end the tenancy on June 30, 2013, at 1:00pm;
- 2) The parties agreed the tenant owes rent for April, May and June 2013, in the total amount of \$1,800.00;
- 3) The parties agreed the landlord is entitled to retain the security deposit to offset the outstanding rent; and
- 4) The landlord further agreed if the tenant vacates the unit on or before June 30, 2013 and leave the unit reasonable cleaned, the landlord will waive the balance of rent owed. The landlord is at liberty to reapply for a monetary order, should the tenant fail to meet this condition.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*.

Conclusion

As a result of the above settlement, landlord is granted an order of possession.

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: June 06, 2013

Residential Tenancy Branch

