



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNDC, MNSD, FF

### Introduction

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

The landlord and both tenants attended the conference call hearing, and the landlord was accompanied by a witness. No evidence was provided by either party prior to the commencement of the hearing. None of the parties or the witness gave affirmed testimony, but the parties had a discussion with respect to settling this dispute.

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 July 31, 2013 at 1:00 p.m. and the tenancy will end at that time;
2. The landlord will not have a monetary order for any amount because all rent is currently paid;
3. The parties will arrange a move-out condition inspection of the rental unit.

Since the parties have settled this dispute, I decline to order that the landlord recover the filing fee from the tenants for the cost of the application.

Conclusion

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

The balance of the landlord's application is hereby dismissed.

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: June 18, 2013

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Residential Tenancy Branch