



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Codes: CNR, FF, OPR, MNR, MNSD, MNDC

Introduction:

The tenant has applied for an Order to cancel a Notice to End the Tenancy dated June 10, 2013 and the landlord has applied for an Order for Possession as well as a monetary Order for outstanding rent.

Facts:

A hearing was conducted in the presence of both parties. A tenancy began on February 1, 2013 with rent in the amount of \$ 1,500.00 less a \$ 300.00 discount for maintenance due in advance on the first day of each month. The tenant paid a security deposit amounting to \$ 600.00 on January 9, 2013.

Settlement:

The parties settled this matter and I have recorded the agreement pursuant to section 63(2) as follows:

- a. The parties have agreed to end the tenancy effective July 20, 2013 at 1:00 PM,
- b. The parties agree that the landlords will retain the security deposit of \$ 600.00 and that the tenant will pay the landlord the additional sum of \$ 600.00 by August 31, 2013 as full consideration for all claims made by the landlord in this tenancy and in file number 809336 for rent and as consideration for this settlement, and

- c. The tenant agrees to abandon all claims in this application and not make any monetary claims against the landlord arising from the tenancy as consideration for this settlement.

Conclusion:

As a result of the settlement I have granted the landlord an Order for Possession effective July 20, 2013 at 1:00 PM. This order may be enforced in the Supreme Court of B.C. I Ordered that the landlords retain the security deposit amounting to \$ 600.00. I have further granted the landlords a Monetary Order in the amount of \$ 600.00 effective August 31, 2013 . That Order may be enforced in the Small Claims Court. The tenant must be served with this Order and decision as soon as possible. There shall be no order as to reimbursement of the filing fee herein to either party. I have dismissed all of the tenant's claims herein and all of the landlords' claims.

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: July 16, 2013

Residential Tenancy Branch