



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Pinnacle International
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNR, FF

Introduction

This hearing was convened in response to an application by the Landlord pursuant to the *Residential Tenancy Act* (the “Act”) for Orders as follows:

1. An Order of Possession - Section 55;
2. A Monetary Order for unpaid rent - Section 67; and
3. An Order to recover the filing fee for this application - Section 72.

The Landlord and Tenant were each given full opportunity to be heard, to present evidence and to make submissions. During the Hearing the Parties reached an agreement to end the tenancy.

Background and Evidence

The following are agreed facts: The tenancy began on September 15, 2003. Rent of \$850.00 is payable in advance on the first day of each month. At the outset of the tenancy, the Landlord collected \$362.50 as a security deposit from the Tenant. The Tenant owes \$2,450.00 in unpaid rent and \$50.00 for the filing fee.

Settlement Agreement

Section 63 of the Act is set out as follows:

- (1) The director may assist the parties, or offer the parties an opportunity, to settle their dispute.
- (2) If the parties settle their dispute during dispute resolution proceedings, the director may record the settlement in the form of a decision or order.

The Parties mutually agree as follows:

- 1. The Tenant owes \$2,500.00 to the Landlord;**
- 2. The Landlord will retain the security deposit of \$362.50 plus \$12.83 in interest in partial satisfaction of the amount owed;**
- 3. The Landlord is entitled to a monetary order for the remaining amount of \$2,124.67;**
- 4. The tenancy will end on or before 1:00 p.m. on or before September 25, 2013 and the Landlord ;**
- 5. For the remainder of the tenancy the Tenant will permit the Landlord to show the unit upon notification by phone or text from the Landlord and the Landlord will provide at least 6 hours notice to the Tenant to show the unit;**
- 6. These terms comprise the full and final settlement of all aspects of this dispute for both parties.**

Conclusion

I grant an Order of Possession effective 1:00 p.m. September 25, 2013.

I grant the Landlord an order under Section 67 of the Act for **\$2,124.67**. If necessary, this order may be filed in the Small Claims Court and enforced as an order of that Court.

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: September 18, 2013

Residential Tenancy Branch

