



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding COLUMBIA PROPERTY MANAGEMENT LTD.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OPC, OPB, FF

### Introduction

This hearing dealt with an Application for Dispute Resolution by the landlord for an order of possession and to recover the cost of the filing fee from the tenants.

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

- 1) The parties agreed that the tenancy has legally ended based on a 1 Month Notice to End Tenancy for Cause, issued on August 31, 2013. The landlord has agreed to extend the effective vacancy date to November 30, 2013; and
- 2) The landlord is entitled to an order of possession.

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

As the landlord's application had merit, I find the landlord is entitled to recover the cost of the filing fee from the tenants. I order the landlord to retain the amount of \$50.00 from the tenants' security deposit in full satisfaction of this monetary award.

### Conclusion

As a result of the above settlement, the landlord is granted an order of possession effective November 30, 2013 at 1:00 pm.

The landlord is entitled to recover the cost of the filing fee from the tenants. I order the landlord to retain the amount of \$50.00 from the tenants' security deposit in full satisfaction of this monetary award.

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: November 25, 2013

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Residential Tenancy Branch

