



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Hollyburn Properties Limited  
and [tenant name suppressed to protect privacy]

## **DECISION**

**Dispute Codes**      OPR, OPB, MNR, MNSD, MNDC, FF

### **Introduction**

This Hearing dealt with the Landlord's Application for Dispute Resolution seeking an Order of Possession and a Monetary Order.

The Hearing was conducted via teleconference and was attended by two agents for the landlord and the tenant.

### **Issue(s) to be Decided**

The issues to be decided are whether the Landlord is entitled to an Order of Possession for unpaid rent; to a monetary order for unpaid rent and loss of revenue; to apply the security deposit towards partial satisfaction of its monetary award; and to recover the cost of the filing fee from the Tenant.

### **Background and Evidence**

This tenancy began on December 1, 2006. Current monthly rent is \$1,093.00, due on the first day of each month. The Tenant paid a security deposit in the amount of \$445.00 on November 7, 2006.

The parties came to an agreement with respect to the Landlord's application. Further to the provisions of Section 63 of the Act, I have recorded the terms of the agreement as follows:

1. The Tenant owes the Landlord a total of \$904.00 in unpaid rent and late fees up to and including rent for December, 2013.
2. The Tenant agrees to pay the Landlord \$904.00 on or before December 18, 2013.

### **Conclusion**

In support of this settlement and with the agreement of both parties I grant the Landlord an Order of Possession effective **two days after service of the Order upon the Tenant**. This Order must be served on the Tenant only if she fails to comply with this

agreement. If the Tenant fails to comply with this Order, it may be filed in the Supreme Court of British Columbia and enforced as an Order of that Court.

Also in support of this agreement I grant the Landlord a Monetary Order in the amount of **\$904.00** comprised of rent owed and late fees, to be enforced only if the Tenant fails to pay the amount owed as outlined in the settlement. This Order must be served on the tenant. If the tenant fails to comply with this Order, it may be in the Provincial Court (Small Claims) and enforced as an Order of that Court.

The security deposit remains available on application by either party, to be administered in accordance with the provisions of the Act.

I make no Order with respect to recovery of the filing fee.

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: December 04, 2013

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Residential Tenancy Branch

