



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding KB Properties Inc.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      MN, OP, CNC, MNSD, MNDC, ERP, RP, PSF

### Introduction:

The tenant applied to cancel a notice to end the tenancy for cause dated November 26, 2013 as well as requesting a monetary order for the return of his security deposit, compensation for failure to provide hydro, an order to make repairs and provide services. The landlord has applied for an order for possession pursuant to a Notice of End a Residential Tenancy November 26, 2013.

### Issues :

A hearing was conducted in the presence of both parties. A tenancy began approximately 2 years ago with rent amounting to \$ 450.00. The tenant paid a security deposit of \$ 250.00 at the beginning of the tenancy.

### Settlement:

The parties settled this matter and they have asked that I record the agreement pursuant to section 56(2) as follows:

- a.      The parties agree that the tenancy will end on February 28, 2014,
- b.      The tenant will not be required to pay any rent from September 2013 through February 2014,
- c.      The landlord will pay \$ 1,800.00 to the tenant on January 10, 2014, and
- d.      The landlord agrees subject to the Act to repay the tenant's security deposit of \$ 250.00 upon the tenant granting the landlord vacant possession.

Conclusion:

As a result of the settlement I granted an Order for Possession effective February 28, 2014. I further granted the tenant a monetary order in the amount of \$ 1,800.00 effective on January 10, 2014. There shall be no order with respect to reimbursement of the cost of the filing fee to either party. I have dismissed all other applications by all the parties. The tenant must serve the landlord with the monetary Order and the landlord must serve the tenant with the Order for possession.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Manufactured Home Park Tenancy Act*.

Dated: January 07, 2014

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Residential Tenancy Branch

