



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MND, MNR, CNR

This hearing was set to deal with two related applications. The landlord has applied for an order of possession and a monetary order. The tenants have applied for an order setting aside a notice to end tenancy. Both parties appeared and had an opportunity to be heard.

The parties agreed as follows:

- This month-to-month tenancy commenced October 1, 1999. At the start of the tenancy the monthly rent was \$1250.00. Over the years it has been increased to \$1350.00. The rent is due on the first day of the month. The tenants paid a security deposit of \$625.00 on August 31, 1999.
- The tenancy will end at 1:00 pm, February 1, 2014, and an order of possession effective that date will be granted to the landlords. If necessary, this order may be filed in the Supreme Court and enforced as an order of that court.
- The arrears of rent up to and including January 31, 2014 are \$7750.00. The security deposit of \$625.00 and the interest earned thereon in the amount of \$60.07, a total of \$685.07, may be retained by the landlords and applied to the arrears of rent, leaving a balance owed for rent of \$7064.93. In addition, the tenants will reimburse the landlords for their cost to file their application, \$100.00. A monetary order in the amount of \$7164.93 will be granted to the landlords. If necessary, this order may be filed in the Provincial Court and enforced as an order of that court.
- Any claim the landlords may have for cleaning or repairs is dismissed with leave to re-apply.

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: January 14, 2014

Residential Tenancy Branch