



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, FF

This hearing was set to hear an application by the landlord for an order of possession and a monetary order. Both parties appeared and had an opportunity to be heard.

At the hearing the parties agreed to the following:

1. The tenancy will end at 1:00 pm, Friday, January 10, 2014 and an order of possession effective that date will be granted to the Landlords. If the Tenant does not move out as promised the Landlords may file this order in the Supreme Court and enforce it as an order of that court.
2. The arrears of rent to January 15, 2015, total \$3000.00 and a monetary order in that amount will be granted to the Landlords. If the Tenant does not make the payment promised the Landlords may file this order in the Small Claims Court and enforce it as an order of that court.
3. The Landlords will waive recovery of the filing fee from the Tenant.

The parties were advised that if the Landlords have any other costs in relation to this tenancy such as claims for damage, cleaning or loss of rental income after January 15, 2014, they may make another application for dispute resolution against the tenant for those claims.

The parties are reminded of the provisions of section 38(3) of the *Residential Tenancy Act* which provides that a landlord may retain from a security deposit or pet damage deposit an amount that an arbitrator has previously ordered the tenant to pay to the landlord which, at the end of the tenancy, is still unpaid.

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 08, 2014

Residential Tenancy Branch

