



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Urban Heights Developments
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNL, MNDC, FF

Introduction

This hearing was convened by way of conference call concerning an application made by the tenant for an order cancelling a notice to end tenancy for landlord's use of the property; for a monetary order for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement; and to recover the filing fee from the landlord for the cost of the application.

The tenant and an agent for the landlord company attended the hearing, and during the course of the hearing, the parties agreed to settle this dispute on the following conditions:

1. The tenancy will end on March 31, 2014 and the landlord will have an Order of Possession effective at 1:00 p.m. on that date;
2. The tenant will not pay rent for the month of March, 2014 as compensation under Section 51 of the *Residential Tenancy Act*;
3. The tenant will have a monetary order as against the landlord in the amount of \$927.59, which includes recovery of the \$50.00 filing fee for the cost of this application;
4. The parties will deal with the security deposit in accordance with Section 38 of the *Residential Tenancy Act*.

Conclusion

For the reasons set out above, I hereby grant an Order of Possession in favour of the landlord effective March 31, 2014 at 1:00 p.m.

I further grant a monetary order in favour of the tenant as against the landlord in the amount of \$927.59.

These orders are final and binding on the parties and may be enforced.

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: February 20, 2014

Residential Tenancy Branch

