



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Remax Little Oak Realty Ltd.  
and [tenant name suppressed to protect privacy]

## **DECISION**

### Dispute Codes

OPR, MNR, MNSD, FF  
CNR, MNR, MNDC, RR, FF

### Introduction

This hearing was convened by way of conference call this date concerning applications made by the landlord and by the tenants. The landlord has applied for an Order of Possession and a monetary order for unpaid rent or utilities, for an order permitting the landlord to keep all or part of the pet damage deposit or security deposit, and to recover the filing fee from the tenants for the cost of the application. The tenants have applied for an order cancelling a notice to end tenancy for unpaid rent or utilities; for a monetary order for the cost of emergency repairs; for a monetary order for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement; for an order reducing rent for repairs services or facilities agreed upon but not provided; and to recover the filing fee from the landlord for the cost of the application.

An agent for the landlord company and both tenants were in attendance, although one of the tenants represented both named tenants.

During the course of the hearing, the parties agreed to settle these disputes on the following conditions:

1. The landlord will have an Order of Possession effective March 31, 2014 at 1:00 p.m. and the tenancy will end at that time;
2. The parties will conduct a move-out condition inspection report on March 31, 2014 at 1:00 p.m. in accordance with the *Residential Tenancy Act*, without the requirement of the landlord to offer 2 opportunities in writing to the tenants to conduct the inspection;
3. The landlord will have a monetary order in the amount of \$3,588.00, comprised of the following:
  - a. \$5,050.00 outstanding rent, less \$1,478.00 for the tenants' claim;
4. This settlement agreement is in full satisfaction of the disputes of the parties herein.

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 landlord as against the tenants pursuant to Section 67 of the *Residential Tenancy Act* in the amount of \$3,588.00.

I order the parties to complete the move-out condition inspection report on March 31, 2014 commencing at 1:00 p.m. without the necessity of the landlord providing the tenants with at least 2 opportunities in writing to complete the inspection.

I further order that this settlement agreement is in full satisfaction of the applications of the parties herein and is final and binding.

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: March 13, 2014

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Residential Tenancy Branch

