



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MND, MNR, MNSD, FF

Introduction:

The landlords have applied for an Order for Possession and a Monetary Order pursuant to a Notice to End the Tenancy dated February 8, 2014.

Facts:

A hearing was conducted in the presence of both parties. A tenancy began on May 1, 2011 with rent in the amount of \$ 850.00 due in advance on the first day of each month and one half of the utilities. The tenants paid a security deposit amounting to \$ 400.00 on May 1, 2011.

Settlement:

The parties settled this matter and I have recorded the agreement pursuant to section 63(2) as follows:

- a. The parties have agreed to end the tenancy effective March 31, 2014 at 1:00 PM,
- b. The tenants agree to pay the landlords the sum of \$ 1,725.00 as full consideration for all claims made by the landlords for rent and utilities in this tenancy and as consideration for this settlement, and
- c. The tenants agree to not pursue any future claims for reduction of rent or utilities because of any failure by the landlords to provide heat or for the cost of extra utilities incurred because of the use of electric heat by the tenants as consideration for this settlement.

Conclusion:

As a result of the settlement I have granted the landlords an Order for Possession effective March 31, 2014 at 1:00 PM. This order may be enforced in the Supreme Court of B.C. I have further permitted the landlords to retain the tenants' security deposit amounting to \$ 400.00 and granted the landlords a Monetary Order for the balance owing in the amount of \$ 1,325.00. That Order may be enforced in the Small Claims Court. The tenants must be served with these Orders and decision as soon as possible. There shall be no order as to reimbursement of the filing fee herein. I have dismissed all of the landlords other claims herein.

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 24, 2014

Residential Tenancy Branch

