



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

### Dispute Codes

OPR, MNR, FF  
MT, CNR, MNDC, MNSD, RP, LRE

### Introduction

This hearing was convened by way of conference call concerning applications filed by the landlord and by one of the tenants. The landlord has applied for an Order of Possession and a monetary order for unpaid rent or utilities, and to recover the filing fee from the tenants for the cost of the application. The tenant has applied for more time than permitted by the *Residential Tenancy Act* to dispute a notice to end tenancy; for an order cancelling a notice to end tenancy for unpaid rent or utilities; for a monetary order for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement; for return of all or part of the pet damage deposit or security deposit; for an order that the landlord make repairs to the unit, site or property; and for an order suspending or setting conditions on the landlord's right to enter the rental unit.

The landlord and both tenants attended, and the landlord was represented by an agent.

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 June 15, 2014 at 1:00 p.m. and the tenancy will end at that time;
2. The landlord withdraws the application for a monetary order for unpaid rent or utilities;
3. The tenants withdraw the application for a monetary order for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement;
4. The tenants withdraw the application for return of all or part of the pet damage deposit or security deposit, and the parties will deal with the security deposit pursuant to Section 38 of the *Residential Tenancy Act*;
5. Since the tenancy is ending, the tenants' application for an order that the landlord make repairs to the unit, site or property is dismissed;

6. Since the tenancy is ending, the tenants' application for an order suspending or setting conditions on the landlord's right to enter the rental unit is dismissed.

### Conclusion

For the reasons set out above, I hereby grant an Order of Possession in favour of the landlord effective June 15, 2014 at 1:00 p.m. and the tenancy ends at that time.

The landlord's application for a monetary order for unpaid rent or utilities is hereby dismissed without leave to reapply as withdrawn.

The tenants' application for a monetary order for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement is hereby dismissed without leave to reapply as withdrawn.

The tenants' application for return of all or part of the pet damage deposit or security deposit is hereby dismissed as withdrawn, and the parties are hereby ordered to deal with the security deposit pursuant to Section 38 of the *Residential Tenancy Act*.

Since the tenancy is ending, the tenants' application for an order that the landlord make repairs to the unit, site or property is dismissed.

Since the tenancy is ending, the tenants' application for an order suspending or setting conditions on the landlord's right to enter the rental unit is dismissed.

This order is final and binding 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: June 04, 2014

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Residential Tenancy Branch

