



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

Introduction

This hearing was convened by way of conference call concerning an application made by the landlord 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.

An agent for the landlord company and both tenants attended the call.

During the course of the hearing, the parties agreed to settle this dispute on the following conditions:

1. The landlord will have a monetary order in the amount of \$5,400.00 and will collect rent in full in that amount for October, November and December, 2014 from the tenants on December 17, 2014;
2. The tenants will pay the landlord \$5,400.00 by way of cash, certified cheque or money order on or before December 17, 2014;
3. The landlord will provide the tenants with a receipt for rent paid for October, November and December, 2014;
4. The landlord will conduct an inspection of the rental unit on December 17, 2014 at 10:30 a.m. without the necessity of the landlord providing the tenants with further notice to conduct that inspection;
5. The landlord will have an Order of Possession on 2 days notice to the tenants, but will not serve the tenants with the Order of Possession if rent is paid in full on December 17, 2014;
6. If the rent is paid in full on or before December 17, 2014 the Order of Possession will be of no force and effect;
7. The landlord will have a monetary order in the amount of \$50.00 as recovery of the filing fee.

Conclusion

For the reasons set out above, I hereby 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 \$5,400.00;

I further order the tenants to pay that amount to the landlord on or before December 17, 2014 by way of cash, certified cheque or money order, and I order the landlord to provide a receipt to the tenants;

I further grant an Order of Possession in favour of the landlord on 2 days notice to the tenants, and if the monetary amount of \$5,400.00 is paid by the tenants on or before December 17, 2014, the Order of Possession will be of no force and effect;

I further order the parties to comply with the settlement agreement set out above;

I further grant a monetary order in favour of the landlord as against the tenants pursuant to Sections 67 and 72 of the *Residential Tenancy Act* in the amount of \$50.00 as recovery of the filing fee.

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: December 15, 2014

Residential Tenancy Branch

