



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Wall Financial Corporation
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNR, MNDC, OPR, FF

Introduction:

The landlord has applied for an Order for Possession and a monetary order for unpaid rent pursuant to a Notice to End the Tenancy dated December 2, 2014.

Facts:

A hearing was conducted in the presence of both parties. A tenancy began on March 1, 2014 with rent in the amount of \$ 1,225.00 due in advance on the first day of each month. The tenant paid a security deposit amounting to \$ 612.50 on February 8, 2013.

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 January 26, 2015, 2015 at 1:00 PM,
- b. The tenant will pay the sum of \$ 2,250.00 representing the rent for December and January 2015 by February 19, 2015, and
- c. The parties are cautioned to deal with the security deposit in compliance with section 38 of the Act.

Conclusion:

As a result of the settlement I have granted the landlord an Order for Possession effective January 26, 2015 at 1:00 PM. This order may be enforced in the Supreme Court of B.C. I granted the landlord a monetary Order in the amount of \$ 2,450.00 effective February 19, 2015 which may be enforced in the Small Claims Court of BC. There shall be no order as to reimbursement of the filing fee herein. I have dismissed the landlord's claim for late fees and dismissed all other claims made by the landlord with leave to reapply. The parties are cautioned to deal with the security deposit in compliance with section 38 of the Act.

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: January 19, 2015

Residential Tenancy Branch

