



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Ambassador Industries Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNR, MNDC, 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 a monetary order for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement; 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 tenant for the cost of the application.

The tenant and an agent for the landlord company attended the hearing.

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

1. The landlord will have an Order of Possession effective February 16, 2015 at 1:00 p.m. and the tenancy will end at that time and the tenant will provide the keys to the rental unit to the landlord's agent;
2. The landlord will keep the \$420.00 security deposit in partial satisfaction of the claim;
3. The landlord will have a monetary order in the amount of \$670.00.

Conclusion

For the reasons set out above, I hereby grant an Order of Possession in favour of the landlord effective February 16, 2015 at 1:00 p.m. and the tenancy will end at that time. I further order the tenant to provide to the landlord's agent the keys to the rental unit at that time or sooner.

I further order the landlord to keep the \$420.00 security deposit and I grant a monetary order in favour of the landlord as against the tenant pursuant to Section 67 of the *Residential Tenancy Act* in the amount of \$670.00.

These orders are 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: February 12, 2015

Residential Tenancy Branch

