



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding HARRON INVESTMENTS INC.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes LANDLORD: OPR, MNR, MNSD, FF
TENANT: CNR

Introduction

This matter dealt with an application by both the Landlord and the Tenant.

The Landlord applied for an Order of Possession, compensation for unpaid rent, to retain the Tenant's security deposit and to recover the filing fee.

The Tenant applied for an Order to cancel the Notice to End Tenancy for Unpaid Rent.

It should be noted this is a review Hearing resulting from the original Hearing dated February 3, 2015 and a Review Consideration application dated February 10, 2015 that granted the Tenant a Review Hearing. In the original Hearing the Tenant did not attend and the Landlord was granted an Order of Possession, a Monetary Order for \$372.50 and the Landlord was ordered to retain the Tenant's security deposit in the amount of \$390.00.

The Tenant's application for a review consideration was successful and as a result the Order of Possession and Monetary Order both dated February 3, 2015 were suspended pending the results of the review hearing to be heard on March 18, 2015.

During the course of the Review Hearing on March 18, 2015, the parties reached an agreement to settle these matters, on the following conditions:

1. The Tenant agreed to pay the Landlord \$450.00 in unpaid rent by 1:00 p. m. on March 19, 2015 as full settlement of unpaid rent.
2. The Landlord will receive a monetary Order for \$450.00 to replace the monetary Order in the amount of \$372.50 dated February 3, 2015.

3. The Landlord agreed to continue the tenancy until March 25, 2015 at 1:00 p.m. and the Landlord agreed to assist the Tenant to move out of the rental unit on March 25, 2015.
4. The Parties agreed the Landlord would retain the Tenant's security deposit of \$390.00 as awarded in the original Hearing dated February 3, 2015.
5. Both Parties agreed if the Tenant did not pay the \$450.00 of unpaid rent by 1:00 p.m. on March 19, 2015, the Landlord would serve the Tenant the Order of Possession dated February 3, 2015 with an effective vacancy date of 2 days after service which was granted in the original hearing on February 3, 2015.
6. The Parties agreed the Landlord will receive an Order of Possession with an effective vacancy date of March 25, 2015 at 1:00 p.m. to support this agreement.

Under section 63 (1) the director can assist parties or offer parties an opportunity to settle their dispute. Pursuant to section 63 of the Act the Landlord and the Tenants agreed to the above arrangement.

As no further action is required on this file, the file is closed.

Conclusion

The Parties agreed to end the tenancy on March 25, 2015 at 1:00 p.m. as per the above arrangement.

The Landlord has received an Order of Possession with an effective vacancy date of March 25, 2015 at 1:00 p.m.

The Landlord has received a Monetary Order for \$450.00.

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 18, 2015

Residential Tenancy Branch

