



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding REGENCY INVESTMENTS LTD.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR

Introduction

This hearing dealt with an Application for Dispute Resolution by the Landlord for an Order of Possession.

The Landlord was represented by his agent. O.S. The Tenant, A.R. appeared on his own behalf and as agent for W.G. The hearing process was explained and the participants were asked if they had any questions. Both parties provided affirmed testimony and were provided the opportunity to present their evidence orally and in written and documentary form, and to cross-examine the other party, and make submissions to me.

During the hearing the parties reached a comprehensive settlement. Pursuant to section 63 of the *Act*, I record their agreement in this my decision and resulting Orders. The terms of the settlement are as follows:

1. The Tenants will vacate the rental unit by no later than 11:59 p.m. on May 14, 2015.
2. The Landlord is entitled to an Order of Possession effective 11:59 p.m. on May 14, 2015. This order may be filed in the Supreme Court and enforced as an order of that Court.
3. The Tenants are indebted to the Landlord the sum of \$3,335.00 representing rent owing for March, April and May 2015 and the \$50.00 fee paid by the Landlord for this application.
4. The parties agree that the Landlord may retain the security deposit of \$547.50 in full and satisfaction of the Landlord's monetary claim.

5. Should the Tenants not vacate the rental unit by 11:59 p.m. on May 14, 2015, the Landlord is at liberty to apply for a further Monetary Order, including the balance owing for rent for March, April and May 2015 as well as any addition amounts the Landlord may seek.

Conclusion

The parties resolved all matters by mutual agreement.

The Landlord is granted an order of possession and may keep the security deposit. Should the Tenants not vacate the rental unit as agreed, the Landlord may seek a further Monetary Order for the full amount of rent owing as well as any additional amounts the Landlord may seek.

This decision is final and binding on the parties, except as otherwise provided under the Act, and 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: May 14, 2015

Residential Tenancy Branch

