



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPC, MNR, MNDC

Introduction

This hearing was convened by way of conference call concerning an application made by the landlord for an Order of Possession for cause; for a monetary order for unpaid rent or utilities; and for a monetary order for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement.

The landlord and the tenant attended the hearing, and the tenant was accompanied by a roommate, who did not testify or take part in the proceedings.

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

- The landlord will have an Order of Possession effective June 30, 2015 at 1:00 p.m. and the tenancy will end at that time;
- The landlord will keep the \$350.00 security deposit and forgive \$350.00 of unpaid rent for the tenant's loss of facilities, to be set off from unpaid rent;
- The landlord will have a monetary order in the amount of \$200.00 for the balance of unpaid rent due to the end of June, 2015;
- The landlord will have the fridge repaired and also provide internet and cable to the rental unit by June 21/15. If not done by then, the tenant will be at liberty to make a further application for damages resulting from repairs or services not provided.

Conclusion

For the reasons set out above, I hereby grant an Order of Possession in favour of the landlord effective June 30, 2015 at 1:00 p.m. and the tenancy will end at that time.

I further order the landlord to keep the \$350.00 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 \$200.00.

I further order the landlord to ensure that the fridge in the rental unit is repaired by June 21, 2015, and if not, the tenant will be at liberty to apply for further relief.

I further order the landlord to ensure that cable and internet are provided to the rental unit by June 21, 2015, and if not, the tenant will be at liberty to apply for further relief.

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: June 17, 2015

Residential Tenancy Branch

