



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Lighthouse Realty Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes:

CNC

Introduction

The tenant applied to cancel a 1 month Notice to end tenancy for cause that was issued on May 8, 2015.

Both parties were present at the hearing. At the start of the hearing I introduced myself and the participants. The hearing process was explained, evidence was reviewed and the parties were provided with an opportunity to ask questions about the hearing process. The parties confirmed receipt of hearing documents and evidence.

Both parties were affirmed.

Mutually Settled Agreement

The parties agreed on a number of facts. The current tenancy commenced on November 1, 2014. The tenant paid a security deposit and was to pay a \$625.00 pet deposit no later than March 2015. The tenant was given written warning of the payment due. Payment was not made and the Notice ending tenancy was issued. The tenant confirmed that she has yet to pay the pet deposit.

The parties reached the following mutually settled agreement:

- No later than October 1, 2015 the tenant will pay a pet deposit totaling \$625.00;
- If the pet deposit is not paid in full by October 1, 2015 the landlord is entitled to an Order of possession which may be served to the tenant on October 2, 2015
- the Order will be effective two days after service; and
- If the pet deposit is paid in full by October 1, 2015 the tenancy will continue until it is ended in accordance with the Act.

Section 62(3) of the Act provides:

(3) The director may make any order necessary to give effect to the rights, obligations and prohibitions under this Act, including an order that a

landlord or tenant comply with this Act, the regulations or a tenancy agreement and an order that this Act applies

Therefore, I Order the tenant to pay the landlord a pet deposit in the sum of \$625.00 no later than October 1, 2015. If the tenant fails to pay the pet deposit, in full by October 1, 2015 I find that the landlord is entitled to an Order of possession effective two days after service to the tenant. This Order may be served on the tenant no earlier than October 2, 2015 and may be filed with the Supreme Court of British Columbia and enforced as an Order of that Court.

This decision and mutually settled agreement is final and binding on the parties, 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: July 06, 2015

Residential Tenancy Branch

