



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, MNDC, FF

Introduction

This hearing was convened by way of conference call in response to an Application for Dispute Resolution (the “Application”) made by the Landlord for an Order of Possession and a Monetary Order for unpaid rent. The Landlord also applied for damage or loss under the *Residential Tenancy Act* (the “Act”), and to recover the filing fee from the Tenant.

The Tenant and Landlord appeared for the hearing. The Tenant confirmed receipt of the Landlord’s Application and the notice to end tenancy which was provided into written evidence. The Landlord confirmed receipt of the Tenant’s documentary evidence.

The parties confirmed that the tenancy had ended on June 30, 2015 and that the Landlord had obtained vacant possession of his rental unit from the Tenant. Therefore, the Landlord withdrew his Application for an Order of Possession as this was no longer required.

Both parties provided affirmed testimony and made submissions during the hearing in relation to the Landlord’s monetary claim. At the conclusion of the hearing, I provided the parties an opportunity to settle the Landlord’s Application by mutual agreement.

Analysis & Conclusion

Pursuant to Section 63 of the Act, the Arbitrator may assist the parties to settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order. As a result, the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise and achieved a resolution of the dispute. The Tenant agreed to pay the Landlord **\$308.00** in full satisfaction of the Application forthwith by email money transfer.

The Landlord is issued with a Monetary Order in the amount of \$308.00. Copies of this order are attached to the Landlord's copy of this decision. **If** payment is not made by the Tenant, this order must be served on the Tenant and may then be filed in the Provincial Court (Small Claims) and enforced as an order of that court.

The parties confirmed their voluntary agreement to resolution in this manner during and at the conclusion of the hearing. This file is now closed.

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: July 21, 2015

Residential Tenancy Branch

