



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Pacific Quorum Properties Inc
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNR, MNSD, FF

Introduction

This hearing was convened by way of conference call concerning an application made by the landlord for an Order of Possession and a monetary order for unpaid rent or utilities, for an order permitting the landlord to keep all or part of the pet damage deposit or security deposit, and to recover the filing fee from the tenant for the cost of the application.

An agent for the landlord company and the tenant attended the hearing. During the course of the hearing the parties agreed to settle this dispute on the following conditions:

1. The tenant will pay the outstanding rental arrears of \$1,460.00 by July 31, 2015;
2. The landlord will have an Order of Possession effective July 31, 2015 at 1:00 p.m. but will not serve it on the tenant unless the tenant fails to pay the rental arrears of \$1,460.00 by that date;
3. If the tenant does not pay the outstanding rental arrears of \$1,460.00 by July 31, 2015, the landlord may keep the \$365.00 security deposit in partial satisfaction, and I grant a monetary order in favour of the landlord for the difference in the amount of \$1,095.00.

Conclusion

For the reasons set out above, I hereby grant an Order of Possession in favour of the landlord effective July 31, 2015 at 1:00 p.m. and I order that it not be served on the tenant unless the tenant fails to pay the rental arrears of \$1,460.00 by that date.

I further 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 \$1,095.00 and order that

the landlord keep the security deposit if the tenant fails to pay the outstanding rental arrears of \$1,460.00 by July 31, 2015.

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 15, 2015

Residential Tenancy Branch

