



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPC, MNR, MNSD, FF
 CNC, FF

Introduction

This hearing was convened by way of conference call concerning applications made by the landlord and by the tenant. The landlord has applied for an Order of Possession for cause, for 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. The tenant has applied for an order cancelling a notice to end tenancy for cause and to recover the filing fee from the landlord.

The parties attended the hearing and the landlord was accompanied by an agent.

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

1. The landlord will have an Order of Possession effective July 31, 2015 at 1:00 p.m. and the tenancy will end at that time;
2. The tenant will pay to the landlord the sum of \$9,000.00, and the landlord will have a monetary order for that amount.
3. The parties will deal with the security deposit in accordance with the *Residential Tenancy Act* at the end of the tenancy.

Since the parties have settled this dispute, I decline to order that either party recover the filing fee.

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 the tenancy will end at that time.

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 \$9,000.00.

These orders are final and binding and may be enforced.

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 23, 2015

Residential Tenancy Branch

