



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR, OPC, MNR, MNDC, MNSD, FF, O  
CNR, CNC, RP, LRE, FF

### Introduction

This hearing was convened by way of conference call concerning applications made by the landlord and by the tenants. The landlord has applied for an Order of Possession for unpaid rent or utilities; for an Order of Possession for cause; for a monetary order for unpaid rent or utilities; for a monetary order for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement; 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 tenants for the cost of the application. The tenants have applied for an order cancelling a notice to end the tenancy for unpaid rent or utilities; for an order cancelling a notice to end the tenancy for cause; for an order that the landlord make repairs to the unit, site or property; for an order suspending or setting conditions on the landlord's right to enter the rental unit; and to recover the filing fee from the landlord.

The landlord attended the hearing accompanied by legal counsel. The tenants were represented by legal counsel, but did not attend the hearing.

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 12:00 noon on August 11, 2015 and the tenancy will end at that time;
2. The tenants will allow access to the rental unit for an inspection by the landlord or the landlord's agents and purchaser(s) on July 31, 2015 at 11:00 a.m. or at another time as agreed by the parties;
3. All other applications of both parties are dismissed, by consent.

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 August 11, 2015 at 12:00 noon, and the tenancy will end at that time.

I hereby order the tenants to allow access to the rental unit for an inspection by the landlord or the landlord's agents and purchaser(s) on July 31, 2015 at 11:00 a.m. or at another time as agreed by the parties.

All other applications by the parties are hereby dismissed, by consent.

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 29, 2015

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Residential Tenancy Branch

