



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding O.J. REALTY & PROP. MANGT INC.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OLC, ERP, RP, LRE, OPR, MNR, FF

Introduction

In the first application the tenants seek an order that the landlord comply with the law and the tenancy agreement and or orders regarding emergency repairs, repairs and restriction landlord entry.

In the second application the landlord seeks an order of possession pursuant to a ten day Notice to End Tenancy and a monetary award for unpaid rent.

The tenants vacated the premises on July 13, 2015.

As a result the request for landlord compliance orders, whether concerning the law, the tenancy agreement, repairs or entry, are now all redundant. Similarly, the landlord does not require an order of possession.

The parties were able to resolve the landlord's claim for unpaid rent. It was agreed that the landlord will retain the \$587.50 security deposit in full satisfaction of its claim for outstanding rent or loss of rental income.

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: August 07, 2015

Residential Tenancy Branch

