



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding I.B.J. Holdings Ltd
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, OPC, OPB, MND, MNR, MNDC, MNSD, FF, ET, O
CNC, CNR, 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 cause and for breach of an agreement; for a monetary order for unpaid rent or utilities, for damage to the unit, site or property and 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; for an order ending the tenancy earlier than a notice would take effect; 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 tenancy for cause, for an order cancelling a notice to end tenancy for unpaid rent or utilities, and to recover the filing fee from the landlord.

Two of the 3 named tenants attended the hearing accompanied by a Legal Advocate who also represented the 3rd named tenant, and an agent as well as a property manager attended on behalf of the landlord company.

During the course of the hearing the parties agreed to settle these disputes on the following terms:

1. The landlord will have an Order of Possession effective September 30, 2015 at 1:00 p.m. and the tenancy will end at that time;
2. The landlord will have a monetary order as against the tenants in the amount of \$6,700.00 which covers all rental arrears to the end of September, 2015.

I leave it to the parties to deal with the security deposit in accordance with the *Residential Tenancy Act*.

Since the parties have settled these disputes I decline to order that either party recover the filing fees.

Conclusion

For the reasons set out above, and by consent, I hereby grant an Order of Possession in favour of the landlord effective September 30, 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 tenants pursuant to Section 67 of the *Residential Tenancy Act* in the amount of \$6,700.00.

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: September 08, 2015

Residential Tenancy Branch

