



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes AS, CNR, OPR, MNR, MNSD, MNDC, FF, O

This hearing dealt with two related applications. One was the landlords' application for an order of possession based upon a 10 Day Notice to End Tenancy, a monetary order and an order permitting retention of the security deposit in partial satisfaction of the claim. The other was the tenant's application for orders setting aside the 10 Day Notice to End Tenancy and permitting the tenant to assign or sublet the rental unit. Both parties appeared and had an opportunity to be heard.

After a careful and very respectful discussion the parties agreed that the disputes would be settled as follows:

- a. The tenant will move out of the rental unit as soon as possible and in any event, no later than 1:00 pm, October 13, 2015. An order of possession will be granted to the landlords for that date and time. If necessary, the order may be filed in the Supreme Court and enforced as an order of that court.
- b. The tenant will pay the landlords \$1400.00 in full satisfaction of the amount owed up to and including October 31, 2015. The landlords will retain the security deposit of \$400.00 in partial satisfaction of the claim and a monetary order of \$1000.00 will be granted to the landlords. The landlords understand that the tenant is not able to pay this amount immediately and the parties are going to try to negotiate a payment schedule. However, if necessary, the order may be filed in the Small Claims Court and enforced as an order of that court.
- c. Both parties will bear their own costs for filing their respective applications.

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: October 07, 2015

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Residential Tenancy Branch

