



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Custom Realty Ltd. and Jacqueline Fernandez
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNR, MNR, OPR, FF

Introduction:

The tenants applied for an Order to cancel a Notice to End the Tenancy for non-payment of rent dated October 16, 2015. The landlord applied for an Order for Possession as well as a monetary Order for unpaid rent and utilities. All parties were present at the hearing.

Facts:

A tenancy began on October 1, 2015 with rent in the amount of \$ 925.00 due in advance on the first day of each month. The tenants paid a security deposit amounting to \$ 465.00 on September 25, 2015.

Settlement:

The parties settled this matter and I have recorded the agreement pursuant to section 63(2) as follows:

- a. The parties have agreed to end the tenancy effective December 31, 2015 at 1:00 PM,
- b. The tenants agree to pay the landlords the sum of \$ 1,420.30 for all rent and utilities owing from October through December 2015, and
- c. The tenants agree to forgo any claims against the landlords resulting from the delay in providing a stove, or breach of privacy as a result of the installation of closed circuit cameras, as consideration for this settlement.

Conclusion:

As a result of the settlement I have granted the landlords an Order for Possession effective December 31, 2015 at 1:00 PM. This order may be enforced in the Supreme Court of B.C. I Order that the landlords retain the security deposit of \$ 465.00 and grant the landlords a monetary Order for the balance owing amounting to **\$ 955.30**. The landlords may enforce this Order in the Provincial Court of B.C. (Small Claims Division). The landlords must serve this decision and all Orders on the tenants. There shall be no order as to reimbursement of the filing fee herein as it was not part of the settlement. I have dismissed all claims by the tenants and all other claims by the landlords.

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: December 22, 2015

Residential Tenancy Branch

