



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR, O

Introduction

This hearing was convened by way of conference call concerning an application made by the tenant seeking an order cancelling a notice to end the tenancy for unpaid rent or utilities.

An agent for the landlord attended the hearing. The tenants also attended, accompanied by a Legal Advocate.

During the course of the hearing the parties agreed to settle this dispute in the following terms, and I so order:

1. The landlord will have an Order of Possession effective January 27, 2016 at 1:00 p.m. and the tenancy will end at that time;
2. The completion of the move-out condition inspection report will take place on January 27, 2016 at 2:00 p.m. without the necessity of the landlord providing 2 opportunities to the tenants to attend the inspection;
3. The landlord will keep the \$360.00 security deposit and the \$100.00 pet damage deposit in partial satisfaction of rent for January, 2016;
4. The landlord will have a monetary order in the amount of \$167.10 in full satisfaction of the balance of pro-rated rent for January, 2016.

Conclusion

For the reasons set out above, I hereby grant an Order of Possession in favour of the landlord effective January 27, 2016 at 1:00 p.m., and the tenancy will end at that time.

I hereby order the landlord to keep the \$360.00 security deposit and \$100.00 pet damage deposit, and I 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 \$167.10.

I hereby order the parties to complete the move-out condition inspection report on January 27, 2016 commencing at 2:00 p.m., without the necessity of the landlord providing 2 opportunities to the tenants to attend the inspection.

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: January 21, 2016

Residential Tenancy Branch

