



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      OPL, MNR, FF

### Introduction

This hearing dealt with the landlord's Application for Dispute Resolution seeking an order of possession and a monetary order.

The hearing was conducted via teleconference and was attended by one of the landlords and the tenant.

### Issue(s) to be Decided

The issues to be decided are whether the landlord is entitled to an order of possession for landlord's use of property; to a monetary order for unpaid rent and to recover the filing fee from the tenant for the cost of the Application for Dispute Resolution, pursuant to Sections 49, 55, 67, and 72 of the *Residential Tenancy Act (Act)*.

### Background and Evidence

During the hearing the parties reached the following settlement:

1. The landlord agreed to withdraw his claim for unpaid rent for the months of December 2015; January 2016; and February 2016;
2. The landlord agreed to withdraw his claim to recover the filing fee of \$100.00 for this Application for Dispute Resolution; and
3. The tenant agreed to vacate the rental unit on or before April 1, 2016.

### Conclusion

In support of this settlement and with agreement of both parties I grant the landlord an order of possession effective **April 1, 2016 after service on the tenant**. This order must be served on the tenant. If the tenant fails to comply with this order the landlord

may file the order with the Supreme Court of British Columbia and be enforced as an order of that Court.

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: March 15, 2016

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Residential Tenancy Branch

