



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Gareb Holdings Ltd.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OPR, MNR, MNSD, FF  
                                 MT, CNR, O

### Introduction

This hearing was convened by way of conference call concerning applications made by the landlords and by the tenants. The landlords have applied for an Order of Possession and a monetary order for unpaid rent or utilities, for an order permitting the landlords to keep all or part of the pet damage deposit or security deposit, and to recover the filing fee from the tenant for the cost of the application. The tenant has applied for more time than prescribed to dispute a notice to end the tenancy and for an order cancelling a notice end the tenancy for unpaid rent or utilities.

During the course of the hearing the parties agreed to settle this dispute in the following terms:

1. The landlords will have an Order of Possession effective March 18, 2016 at 1:00 p.m. and the tenancy will end at that time;
2. The parties will participate in the move-out condition inspection report on March 18, 2016 at 12:00 noon without the necessity of the landlords providing the tenant with at least 2 opportunities to participate;
3. The landlords will keep the \$275.00 security deposit in partial satisfaction of the claim;
4. The landlords will have a monetary order in the amount of \$875.00 in full satisfaction of the landlords' claim for unpaid rent, NSF fees and recovery of the \$100.00 filing fee for the cost of this application;
5. The tenant will pay to the landlords towards the monetary order \$100.00 on March 15, 2016, \$400.00 by the end of March, 2016 and the balance of \$375.00 by the end of April, 2016;
6. If the tenant fails to make any of the payments to the landlord as set out above, the full amount remaining outstanding will become due and payable and the landlords will be at liberty to enforce the balance due on the monetary order.

Conclusion

For the reasons set out above, I hereby grant an Order of Possession in favour of the landlords effective March 18, 2016 at 1:00 p.m.;

I further order the parties to participate in a move-out condition inspection report on March 18, 2016 at 12:00 noon without the necessity of the landlords providing the tenant with at least 2 opportunities to schedule such condition inspection;

I further order the landlords to keep the \$275.00 security deposit in partial satisfaction of the landlords' claim herein;

I further grant a monetary order in favour of the landlords as against the tenant pursuant to Section 67 of the *Residential Tenancy Act* in the amount of \$875.00 in full satisfaction of the landlords' claims for unpaid rent, N.S.F. fees and recovery of the \$100.00 filing fee;

I further order the tenant to comply with the payment schedule set out above, and if any payments are not made by the date they are payable in that schedule, the landlords will be at liberty to enforce any balance due from the monetary order.

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 09, 2016

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Residential Tenancy Branch