



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNR  
OPR, MNR, FF

### Introduction

This hearing was convened by way of conference call concerning applications made by the landlords and by one of the tenants. The landlords have applied as against both tenants for an Order of Possession and a monetary order for unpaid rent or utilities and to recover the filing fee from the tenants for the cost of the application. One of the named tenants has applied for an order cancelling a notice to end the tenancy for unpaid rent or utilities.

Both landlords and one of the named tenants attended the hearing, during which the parties agreed to settle this dispute in the following terms:

1. The landlords' application with respect to the second named tenant, CJC is dismissed;
2. The landlords will have an Order of Possession effective March 25, 2016 at 1:00 p.m. and the tenancy will end at that time;
3. The parties will participate in a move-out condition inspection report on March 25, 2016 at 12:00 noon and the tenant will receive a copy in accordance with the *Residential Tenancy Act* and the regulations;
4. The landlords will keep the \$550.00 security deposit in partial satisfaction of the claim for unpaid rent, and the landlords will have a monetary order as against the tenant, ACJ in the amount of \$1,650.00;
5. The tenant, ACJ will give to the landlords all keys to the rental unit on March 25, 2016;
6. The tenant, ACJ will answer all calls or text messages from the landlords with respect to emergency entrance to the rental unit.

Conclusion

For the reasons set out above, and by consent, the landlords' application as against the tenant, CJC is hereby dismissed without leave to reapply.

I hereby grant an Order of Possession in favour of the landlords effective March 25, 2016 at 1:00 p.m. and the tenancy will end at that time.

I hereby order the parties to participate in a move-out condition inspection on March 25, 2016 commencing at 12:00 noon and complete the report, and I order the landlords to provide a copy of it to the tenant, ACJ in accordance with the *Residential Tenancy Act* and the regulations.

I further order the tenant, ACJ to provide all keys that give access to the rental unit to the landlords on March 25, 2016, and to respond to all calls or text messages from the landlords with respect to emergency access in the meantime.

I order the landlords to keep the \$550.00 security deposit and I grant a monetary order in favour of the landlords as against the tenant, ACJ, pursuant to Section 67 of the *Residential Tenancy Act* in the amount of \$1,650.00.

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 16, 2016

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Residential Tenancy Branch