



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPB

### Introduction:

The landlord has applied for an Order for Possession pursuant to a fixed term tenancy agreement.

### Facts:

A hearing was conducted in the presence of both parties. A one year fixed term tenancy began on May 1, 2015 with rent in the amount of \$ 1,450.00 due in advance on the first day of each month. The tenants paid a security and pet deposit amounting to \$ 1,450.00 on March 31, 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 April 30, 2016 at 1:00 PM, and
- b.     The tenants permit the landlord to deduct \$ 50.00 from their security deposit representing one half of the filing fee herein.

### Conclusion:

As a result of the settlement I have granted the landlord an Order for Possession effective April 30, 2016 at 1:00 PM. This order may be enforced in the Supreme Court of B.C. The landlord is permitted to retain \$ 50.00 from the security deposit representing one half of the filing fee. I have dismissed all of the landlord's other claims herein. The parties are cautioned to deal with the security deposit in compliance with section 38 of the Act.

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: April 11, 2016

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Residential Tenancy Branch

