



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION AND RECORD OF SETTLEMENT

Dispute Codes:

Landlord: MNR, MNDC, OPR, MNSD, FF
Tenant: DRI CNR FF

Introduction

This hearing was convened in response to cross-applications by the parties pursuant to the *Residential Tenancy Act* (the Act) for Orders as follows:

During the course of the hearing the parties discussed the issues in dispute and confirmed they agreed to settle all issues in dispute related to their applications to the full satisfaction of both parties, and the respective claims of the parties, and that I record their settlement as per Section 63 of the *Residential Tenancy Act* as follows:

1. Both parties agree the tenancy began March 01, 2014 and that the monthly payable rent is **\$1300.00**.
2. Both parties agree the landlord holds a security deposit of **\$650.00** in trust.
3. Both parties agree the tenancy will end **April 30, 2016**.
4. Both parties agree the tenant owes the landlord unpaid rent for January 2016 to April 2016 in the sum of **\$5200.00**.
5. Both parties agree the tenant owes the landlord for utilities in the sum of **\$1572.65**; and, **the landlord agrees to waive any and all further utilities charges** in respect to this tenancy.
6. Both parties agree the landlord will receive a **Monetary Order** in the amount of all monies owed the landlord.
7. Both parties agree the landlord will receive an **Order of Possession** effective on the agreed date the tenancy will end.

Conclusion

I grant an Order of Possession to the landlord **effective April 30, 2016**. The tenant must be served with this Order of Possession. Should the tenant fail to comply with the Order, the Order may be filed in the Supreme Court of British Columbia and enforced as an Order of that Court.

Calculation for Monetary Order

arrears in rent – January – April 2016 at \$1300.00 / mo.	\$5200.00
agreed utilities owed by tenant - final	1572.65
<i>Minus agreed security deposit in trust</i>	<i>-650.00</i>
Total Monetary Award to landlord	\$6122.65

As the parties agreed to settle their dispute, I decline to grant filing fees.

I Order the landlord to retain the tenant's security deposit of \$650.00, and **I grant** the landlord a **Monetary Order** under Section 67 of the Act for the amount of **\$6122.65**. If necessary, this Order may be filed in the Small Claims Court and enforced as an Order of that Court.

This Decision and Settlement is final and binding on both parties.

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 12, 2016

Residential Tenancy Branch