



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding CRAFT PROPERTIES LTD
and (tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPC, ET, CNC, MT, O

Introduction

In the first application the landlord seeks an order of possession pursuant to a one month Notice to End Tenancy and an early end to that tenancy.

In the second application the tenants seek to cancel the Notice, for more time to make their application and for other, unspecified relief.

The parties were able to resolve this dispute at hearing.

The tenants intend to vacate the premises by June 30, 2016. It is admitted that they have not paid the \$970.60 monthly rent for May, nor for June 2016.

It was agreed that the landlord will have an immediate order of possession. However, the landlord shall refrain from serving it on the tenants until 48 hours after this hearing to allow the tenants to pay the outstanding May rent of \$970.60.

If the tenants pay that amount within that time, then the landlord shall refrain from service the order of possession until the end of business on June 16, 2016, to allow the tenants to pay the outstanding June rent of \$970.60.

If the tenants have paid both months' arrears, then the landlord shall refrain from serving the order of possession until one o'clock in the afternoon on June 30, 2016.

It was agreed that as the tenants' filing fee had been waived and as the landlord paid a \$100.00 filing fee to bring on this application, that filing fee would be split between the parties. I therefore authorize the landlord to recover \$50.00 of its filing fee from the \$425.00 security deposit it holds.

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: June 09, 2016

Residential Tenancy Branch