



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, MNDC, FF

Introduction:

The landlord brought an application for an Order for Possession and monetary Order for unpaid rent for May, June and July of 2016..

Facts:

A hearing was conducted in the presence of both parties. A tenancy began on July 1, 2015 with rent in the amount of \$ 900.00 due in advance on the first day of each month. The tenant paid a security deposit amounting to \$ 450.00 on or about July 1, 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 July 31, 2016 at 1:00 PM,
- b. The landlord agrees that the tenant will not be responsible to pay any rent for the month of July pursuant the landlord's use notice to End the Tenancy dated May 2, 2016, and
- c. The tenant agrees that the landlord may retain her security deposit amounting to \$ 450.00 as partial payment for rent for the month of June 2016 and that she agrees to pay the landlord the additional sum of \$ 550.00 representing the balance of the rent for June and the filing fee of \$ 100.00 no later than July 20, 2016.

Conclusion:

As a result of the settlement I have granted the landlord an Order for Possession effective July 31, 2016 at 1:00 PM. This order may be enforced in the Supreme Court of B.C. I have granted the landlord a monetary Order in the amount of \$ 550.00 effective on July 21, 2016 which may be enforced in the Small Claims Court of BC if the tenant does not comply with paragraph c. of this decision. If the tenant pays the entire amount in paragraph c. then the monetary Order is void and unenforceable and if the tenant makes any payments then she is to be given credit for any amounts paid during the enforcement of the Order. The tenant must be served with these Orders and decision as soon as possible. I have dismissed all of the landlord's remaining claims.

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: July 05, 2016

Residential Tenancy Branch