



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding South Okanagan Similkameen Brain Injury Society
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNR, MNSD, FF
MT, CNR

Introduction

This hearing was convened by way of conference call concerning applications made by the landlord and by the tenant. The landlord has applied for an Order of Possession and a monetary order for unpaid rent or utilities, for an order permitting the landlord to keep all or part of the pet damage deposit or security deposit, and to recover the filing fee from the tenant for the cost of the application. The tenant has applied for more time than prescribed to dispute a notice to end the tenancy and for an order cancelling a notice to end the tenancy for unpaid rent or utilities.

The tenant and an agent for the landlord attended the hearing, during which the parties agreed to settle this dispute in the following terms:

1. The landlord will have an Order of Possession effective November 7, 2016 at 1:00 p.m. and the tenancy will end at that time;
2. The landlord will keep the \$320.00 security deposit in partial satisfaction of the landlord's claim, and the landlord will have a monetary order for the difference in the amount of \$1,306.24.

Since the parties have settled this dispute, I decline to order that either party recover filing fees.

Conclusion

For the reasons set out above, and by consent, I hereby grant an Order of Possession in favour of the landlord effective November 7, 2016 at 1:00 p.m. and the tenancy will end at that time.

I further order the landlord to keep the \$320.00 security deposit in partial satisfaction of the landlord's claim, and I grant a monetary order in favour of the landlord as against the tenant pursuant to Section 67 of the *Residential Tenancy Act* in the amount of \$1,306.24.

These orders are final and binding and may be enforced.

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: October 14, 2016

Residential Tenancy Branch

