



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR, MNR, MNSD, FF  
CNR, ERP, RP, LAT, LRE, MNDC, MNSD, OLC, RR, FF, O

### Introduction

This hearing was convened by way of conference call concerning applications made by 2 landlords as against 1 tenant, and 2 tenants as against 1 landlord.

The landlords have applied for an Order of Possession and a monetary order for unpaid rent or utilities, for an order permitting the landlords to keep the security deposit, and to recover the filing fee from the tenant for the cost of the application.

The tenants have applied for numerous orders:

- an order cancelling a notice to end the tenancy for unpaid rent or utilities;
- an order that the landlord make emergency repairs for health or safety reasons;
- an order that the landlord make repairs to the unit, site or property;
- an order permitting the tenants to change the locks to the rental unit;
- an order limiting or setting conditions on the landlord's right to enter the rental unit;
- a monetary order for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement;
- a monetary order for return of all or part of the pet damage deposit or security deposit;
- an order that the landlord comply with the *Act*, regulation or tenancy agreement;
- an order reducing rent for repairs, services or facilities agreed upon but not provided; and
- to recover the filing fee from the landlord for the cost of the application.

Both landlords and both tenants attended the hearing, during which the parties agreed to settle this dispute in the following terms:

1. The landlords will have an Order of Possession effective at 1:00 p.m. on April 30, 2017 and the tenancy will end at that time.

2. The landlords will have a monetary order as against the tenants in the amount of \$1,675.00, consisting of:
  - a. \$950.00 for rent for March, 2017;
  - b. \$1,450.00 for rent for April, 2017;
  - c. Less the \$725.00 security deposit.

This settlement is in full satisfaction of the disputes herein. The parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that the parties understood the nature of this full and final settlement of this matter.

### Conclusion

For the reasons set out above, and by consent, I hereby grant an Order of Possession in favour of the landlords effective at 1:00 p.m. on April 30, 2017 and the tenancy will end at that time.

I further grant a monetary order in favour of the landlords as against the tenants pursuant to Section 67 of the *Residential Tenancy Act* in the amount of \$1,675.00, as set out in paragraph 2 above.

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, 2017

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Residential Tenancy Branch