



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding 4171 INVESTMENTS LTD.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OPR, OPB, MNR, MNSD, FF

### Introduction, Background and Analysis

The landlord applies for an order of possession and for a monetary award for rent and occupation rent.

The matter of possession was settled between the parties at hearing. It was agreed that this tenancy ended July 31, 2017 and that the landlord will have an order of possession for one o'clock in the afternoon on October 30, 2017.

The tenant does not dispute that he has resided in the premises but has not paid rent for August, September and October 2017; an amount of \$2325.00. His defence is that he has done work for the landlord and is owed money to offset the amount owed..

It was made clear and was understood by the parties that in order for the tenant to advance his claim for wages or remuneration for his work he is required to make an application for dispute resolution or seek relief in the Small Claims Court. I make no comment about which and recommend that the tenant obtain advice in that regard.

Until then the landlord is entitled to recover the rent and occupation rent due.

### Conclusion

I award the landlord occupation rent of \$2325.00 plus recovery of the \$100.00 filing fee for this application. I authorize the landlord to retain the tenant's \$387.50 security deposit in reduction of the amount awarded. The landlord will have a monetary order for the remainder of \$2037.50.

This decision was rendered orally at hearing and 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 29, 2017

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Residential Tenancy Branch