



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPC, MNR, MNSD, FF

Introduction

This hearing was convened by way of conference call concerning an application made by the landlord seeking an Order of Possession for cause, a monetary order for unpaid rent or utilities, 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.

An agent for the landlord and the tenant 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 October 31, 2017 at 1:00 p.m. and the tenancy will end at that time;
2. the landlord will have a monetary order as against the tenant in the amount of \$3,990.00;
3. the tenant agrees to allow the landlord to show the rental unit with 24 hours notice by telephone.

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 the landlord's application.

Conclusion

For the reasons set out above, and by consent, I hereby grant an Order of Possession in favour of the landlord effective at 1:00 p.m. on October 31, 2017, and the tenancy will end at that time.

I further 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 \$3,990.00.

I further order that the tenant allow the landlord to show the rental unit on 24 hours notice by telephone.

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 04, 2017

Residential Tenancy Branch