



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding METRO VANCOUVER HOUSING
CORPORATION and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNR OPC MNSD FF

Introduction

This hearing dealt with the Landlord's Application for Dispute Resolution, made on October 3, 2019 (the "Application"). The Landlord applied for the following relief, pursuant to the *Residential Tenancy Act*:

- a monetary order for unpaid rent;
- an order of possession;
- an order permitting the Landlord to retain the security and pet damage deposit;
- an order granting recovery of the filing fee.

The Landlord was represented at the hearing by J.K., an agent. The Tenants attended the hearing on their own behalf. All in attendance provided a solemn affirmation at the beginning of the hearing.

Settlement

The opportunity for settlement was discussed with the parties during the hearing. The parties were advised there is no obligation to resolve the dispute through settlement, but that I could assist the parties to reach an agreement, which would be documented in my Decision.

During the hearing, the parties mutually agreed to settle this matter as follows:

1. The parties agree the tenancy will end at 5:00 P.M. on November 10, 2019.
2. The Tenants agree to vacate the rental unit no later than 5:00 P.M. on November 10, 2019.
3. The parties agree that rent in the amount of \$1,385.33 is due for the period from October 1 to November 10, 2019, inclusive (the "Rent Due").
4. The Tenants agree the Landlord may retain the \$440.00 security deposit and the \$487.50 pet damage deposit in partial satisfaction of the Rent Due, leaving \$457.83 outstanding. The Tenants agree the Landlord is entitled to a monetary order in the amount of \$457.83.
5. The Landlord agrees to withdraw the Application in full as part of this settlement.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*. As resolution was achieved through negotiation, I decline to grant recovery of the filing fee to the Landlord.

Conclusion

I order the parties to comply with the terms of the settlement agreement described above.

In support of the settlement, and with the agreement of the parties, I grant the Landlord a monetary order in the amount of \$457.83. The order may be filed in and enforced as an order of the Provincial Court of British Columbia (Small Claims).

In support of the settlement, and with the agreement of the parties, I grant the Landlord an order of possession, which will be effective at 5:00 P.M. on November 10, 2019. The order may be filed in and enforced as an order of the Supreme Court of British Columbia.

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: November 7, 2019

Residential Tenancy Branch