



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR
 FFL MNDCL MNRL OPM

Introduction

This hearing was convened by way of conference call concerning applications made by the tenant and by the landlord. The tenant has applied for an order cancelling a notice to end the tenancy for unpaid rent or utilities. The landlord has applied for an Order of Possession due to a mutual agreement; a monetary order for unpaid rent or utilities; a monetary order for money owed or compensation for damage or loss under the Act, regulation or tenancy agreement; and to recover the filing fee from the tenant for the cost of the application.

The tenant and the landlord attended the hearing, and agreed to settle this dispute in the following terms:

1. the landlord will have an Order of Possession effective at 1:00 p.m. on January 31, 2020 and the tenancy will end at that time;
2. the landlord will keep the \$925.00 security deposit in partial satisfaction of the landlord's claim;
3. the landlord will also have a monetary order as against the tenant in the amount of \$4,874.75, which is subject to enforcement in the Provincial Court of British Columbia (Small Claims Division);
4. the tenant will provide the landlord with an address for service today.

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 landlord effective at 1:00 p.m. on January 31, 2020.

I further order the landlord to keep the \$925.00 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 \$4,874.75.

This order is 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: January 24, 2020

Residential Tenancy Branch