



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPU, OPC, MNRL-S, FFL

### Introduction

This hearing was convened by way of conference call concerning an application made by the landlord seeking an Order of Possession and a monetary order for unpaid rent or utilities; an Order of Possession for cause; 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. The landlord will have an Order of Possession effective August 15, 2020 at 1:00 p.m. and the tenancy will end at that time. The landlord will also keep the \$380.00 security deposit in partial satisfaction of the claim as well as a monetary order for the difference in the amount of \$3,520.00.

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.

I leave it to the parties to determine what amount of the monetary agreement will be enforced by the landlord, considering the COVID-19 benefits the parties may endeavour to claim or may receive.

Since the parties have settled this dispute, I decline to order that the landlord recover the filing fee from the tenant.

### 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 August 15, 2020 and the tenancy will end at that time.

I further order that the landlord keep the \$380.00 security deposit, 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 \$3,520.00.

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: August 07, 2020

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Residential Tenancy Branch