



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      FFL, OPC, MNRL, MNDCL-S  
FFT, CNC, OLC, PSF

### Introduction

This hearing was convened by way of conference call concerning applications made by the landlord and by the tenant. The landlord has applied for an Order of Possession for cause; 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; 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 tenants for the cost of the application. The tenant has applied for an order cancelling a notice to end the tenancy for cause; an order that the landlord comply with the *Act*, regulation or tenancy agreement; an order that the landlord provide services or facilities required by the tenancy agreement or the law; and to recover the filing fee from the landlord.

The landlord and the first-named tenant attended the hearing, and at the commencement of the hearing the tenant advised that she has vacated the rental unit.

The parties agreed to settle this dispute in the following terms:

1. The parties will participate in a move-out condition inspection, today at 1:00 p.m. and the landlord will make a report in accordance with the regulations, without the necessity of the landlord providing the tenant with at least 2 opportunities to schedule the inspection;
2. The landlord withdraws the application for an Order of Possession;
3. The landlord withdraws the application for a monetary order for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement;
4. The landlord will keep the \$500.00 security deposit in partial satisfaction of the landlord's claim for unpaid rent;
5. The landlord will have a monetary order in the amount of \$1,500.00 for the balance of rent owed for July and August, 2020;

6. The tenant withdraws the application for an order cancelling the notice to end tenancy;
7. The tenant withdraws the application for an order that the landlord comply with the *Act*, regulation or the tenancy agreement;
8. The tenant withdraws the application for an order that the landlord provide services or facilities required by the tenancy agreement or the law.

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 it.

Since the parties have settled this dispute, I decline to order that either party recover the filing fee from the other party.

### Conclusion

For the reasons set out above, and by consent, I order the parties to attend and participate in a move-out condition inspection today at 1:00 p.m. without the necessity of the landlord providing the tenant with at least two opportunities to schedule the inspection, and I order the landlord to make a report and provide the tenant with a copy in accordance with the regulations.

I further order that the landlord keep the \$500.00 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 \$1,500.00.

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: October 05, 2020

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Residential Tenancy Branch