



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      **OPR-DR, OPRM-DR, ET, FFL**

### Introduction

This hearing dealt with an Application for Dispute Resolution by the **landlord** to end the tenancy earlier and obtain an order of possession, and to recover the cost of the filing

Both parties appeared. During the hearing the parties agreed to settle these matters, on the following conditions:

1. The parties agreed that the landlord's application scheduled on February 12, 2021, will be joined with this hearing.
2. The parties agreed that the tenancy will end on January 31, 2021 at 1:00pm
3. The tenant agreed they have not paid the landlord any rent since October 2020, and they currently owed the landlord \$4,400.00;

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*.

As a result of the settlement agreement, I find the landlord is entitled to an order of possession effective on the above noted date. I find the landlord has established a total monetary order comprised of unpaid rent \$4,400.00 and the cost to recover the filing fee \$100.00 for a total monetary order of **\$4,500.00**. I authorize the landlord to keep the security deposit of **\$550.00** to offset this award. The landlord is granted a monetary order for the balance due of **\$3,950.00**. This Order may be enforced in Provincial Court (Small Claims) and enforced as an order of that Court.

Conclusion

The landlord is granted an order of possession and a monetary order for unpaid rent.

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 21, 2021

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Residential Tenancy Branch