



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNR, OPR, MNR, FF

### Introduction

This conference call hearing was convened in response to two applications for dispute resolution as follows:

By the tenant: as an application for cancellation of a 10 Day Notice to End Tenancy; and to recover the filing fee associated with this application.

By the landlord: as an application for an Order of Possession for unpaid rent; a Monetary Order for unpaid rent; and to recover the filing fee associated with his application.

All parties attended the hearing and provided affirmed testimony. They were given a full opportunity to be heard, to present evidence and to make submissions. At the outset, the agent for the landlord advised that the parties had reached a resolution to this dispute.

### Analysis

Section 63 of the *Residential Tenancy Act* provides for the parties to resolve their dispute during the dispute resolution proceedings. Accordingly, the parties have agreed to the following:

- The tenancy will end at 1:00PM, July 31<sup>st</sup>, 2011

- The tenants will pay rent for June and July 2011 in the amount of \$3600.00 by direct deposit into the landlord's account by no later than 12:00PM noon, July 6<sup>th</sup>, 2011.
- Should the tenants fail to comply with paying rent as agreed, the landlord is granted an Order of Possession.
- In accordance with Section 38 of the Act, the landlord will return the tenants' security and pet damage deposits, subject to the satisfactory completion of a move-out inspection at the end of the tenancy.
- The above noted terms constitute a full and final settlement to this dispute between the parties, including all other aspects related to this tenancy.

### Conclusion

I grant the landlord an Order of Possession effective two days from the date the order is served upon the tenants. If necessary, This Order may be filed in the Supreme Court of British Columbia and enforced as an Order of that Court.

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: July 05, 2011.

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Residential Tenancy Branch