



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      OPR, OPC, MNR, MNSD, FF

### Introduction

This hearing dealt with the landlord's Application for Dispute Resolution seeking an order of possession and a monetary order.

The hearing was conducted via teleconference and was attended by both landlords and the male tenant.

### Issue(s) to be Decided

The issues to be decided are whether the landlord is entitled to an order of possession for unpaid rent; to a monetary order for unpaid rent; for all or part of the security deposit and to recover the filing fee from the tenant for the cost of the Application for Dispute Resolution, pursuant to Sections 38, 46, 55, 67, and 72 of the *Residential Tenancy Act (Act)*.

### Background and Evidence

During the hearing the parties came to the following settlement agreement:

1. The landlord withdraws his Application for Dispute Resolution;
2. The tenants agree to vacate the rental unit no later than July 31, 2012;
3. The tenants agree they owe the landlord \$1,575.00 in rental arrears;
4. The tenants agree the landlord may retain the security deposit of \$525.00 in partial satisfaction of the rental arrears leaving a balance of \$1,050.00 owed to the landlord.

### Conclusion

In support of the above settlement and with the agreement of both parties, I grant the landlord an order of possession effective **July 31, 2012 after service on the tenants**. This order must be served on the tenants. If the tenants fail to comply with this order

the landlord may file the order with the Supreme Court of British Columbia and be enforced as an order of that Court.

In further support of the above settlement and with the agreement of both parties I grant the landlord a monetary order in the amount of **\$1,050.00**.

This order must be served on the tenants. If the tenants fail to comply with this order the landlord may file the order in the Provincial Court (Small Claims) and be 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 18, 2012.

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Residential Tenancy Branch