



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding SATGURU ENT LTD  
and [tenant name suppressed to protect privacy]

## DECISION

Dispute Codes      OPR, MNR, MNDC, MNSD, MND, FF

### Introduction

This hearing was convened by way of conference call in response to an application by the Landlord for an Order of Possession and a Monetary Order for: unpaid rent or utilities; for damage to the rental unit; for money owed or compensation for damage or loss under the *Residential Tenancy Act* (the “Act”), regulation or tenancy agreement; to keep the Tenants’ security deposit; and to recover the filing fee for the cost of this application.

The Landlord and one of the Tenants (“JM”) appeared for the hearing and provided affirmed testimony during the hearing. No issues in relation to the service of the hearing documents under the Act, and the documentary evidence submitted prior to the hearing in accordance with the Rules of Procedure were raised by the parties.

At the start of the hearing the Landlord testified that he did not want to deal with the monetary portion of this application including the filing fee and was only seeking an Order of Possession. The Tenant testified that they were in the process of moving their belongings out of the suite and would be fully vacated by April 12, 2014. The Tenant was agreeable to the Landlord being issued with an Order of Possession for April 12, 2014, pursuant to an agreement formed under Section 63 of the Act.

The Landlord was agreeable to this date to end the tenancy.

### Conclusion

For the reasons set out above, I hereby grant an Order of Possession in favor of the Landlord effective **on April 12, 2014**. This order may be filed and enforced in the Supreme Court as an order of that court if the Tenants fail to vacate the suite.

The remainder of the Landlord's application is dismissed with leave to re-apply.

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: April 07, 2014

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Residential Tenancy Branch

