



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, MNSD, MNDC, FF

Introduction

This hearing dealt with the tenant's Application for Dispute Resolution seeking to cancel a notice to end tenancy.

The hearing was conducted via teleconference and was attended by the landlord and one of the tenants.

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 tenants 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 reached the following settlement:

1. The tenants agree to pay to the landlord, no later than the end of business on Tuesday, February 10, 2015 the amount \$6,400.00 representing outstanding rent for the months of December 2014 and January and February 2015;
2. The tenants agree to pay the landlord, no later than the end of business on Tuesday, February 10, 2015 the amount of \$1,150.00 representing the outstanding security deposit;
3. Should the tenants fail to make either one of these payments they must vacate the rental unit and the tenancy will end.

Conclusion

In support of this settlement and with agreement of both parties I grant the landlord an order of possession effective **two days after service on the tenants** only in the event the tenants fail to abide by the above noted settlement. 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.

Also in support of the above settlement and with agreement of both parties I grant the landlord a monetary order in the amount of **\$6,400.00** comprised of rent owed for the months of December 2014; January 2015; and February 2015.

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: February 03, 2015

Residential Tenancy Branch

