



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Royal Pacific Realty Corporation
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes DRI, MNDC, RP, RR, FF, O

Introduction

This hearing was convened by way of conference call concerning an application made by the tenant disputing an additional rent increase; for a monetary order for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement; for an order that the landlords make repairs to the unit, site or property; for an order reducing rent for repairs, services or facilities agreed upon but not provided; and to recover the filing fee from the landlords for the cost of the application.

The tenant, the named landlord and the owner of the landlord company attended the hearing.

During the course of the hearing the parties agreed that the style of cause be amended to change the spelling of a name of one of the landlords, and the style of cause on the frontal sheet of this Decision reflects that amendment.

Also, during the course of the hearing, the parties agreed to settle this dispute in the following terms:

1. The tenant will pay to the landlords \$3,972.00 for rent for the months of June and July, 2015, less \$1,700.00 compensation, for a total of \$2,272.00 by August 1, 2015 and the landlords will have a monetary order in that amount;
2. The tenancy will end on August 1, 2015 at 1:00 p.m. and the landlords will have an Order of Possession effective that date and time;
3. The parties will conduct a move-out condition inspection report on August 1, 2015 at 1:00 p.m.

I hereby order the parties to deal with the security deposit in accordance with the *Residential Tenancy Act*.

Since the parties have settled this dispute, I decline to order that the tenant recover the filing fee.

Conclusion

For the reasons set out above, and by consent, I hereby grant an Order of Possession in favour of the landlords effective August 1, 2015 at 1:00 p.m. and the tenancy will end at that time.

I further order the parties to complete a move-out condition inspection report on August 1, 2015 at 1:00 p.m. without the necessity of the landlords providing any further opportunities to the tenant to complete the report.

I further grant a monetary order in favour of the landlords as against the tenant pursuant to Section 67 of the *Residential Tenancy Act* in the amount of \$2,272.00 in full satisfaction of the tenant's claims herein and any claim for rent that the landlords may have to the end of the tenancy.

These orders are final and binding and may be enforced.

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 22, 2015

Residential Tenancy Branch

