



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding CORNERSTONE PROPERTIES LTD  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OPR, MNR, MNSD

### Introduction

This hearing was convened by way of conference call concerning an application made by the landlord for an Order of Possession and a monetary order for unpaid rent or utilities, and for an order permitting the landlord to keep all or part of the pet damage deposit or security deposit.

Both tenants and an agent for the landlord company attended the hearing, and the landlord's agent was accompanied by a witness.

During the course of the hearing the parties agreed to settle this dispute on the following terms:

1. The landlord will have an Order of Possession effective October 26, 2015 at 12:00 noon and the tenancy will end at that time;
2. The landlord will keep the \$387.50 security deposit in partial satisfaction of the monetary claim;
3. The landlord will have a monetary order in the amount of \$2,812.50.

### Conclusion

For the reasons set out above, I hereby grant an Order of Possession in favour of the landlord effective October 26, 2015 at 12:00 noon and the tenancy will end at that time.

I hereby order the landlord to keep the \$387.50 security deposit in partial satisfaction of the claim and I grant a monetary order in favour of the landlord for the difference in the amount of \$2,812.50.

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: October 21, 2015

---

Residential Tenancy Branch

