



Dispute Resolution Services

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Residential Tenancy Branch Office of Housing and Construction Standards

A matter regarding CAPILANO PROPERTY MANAGEMENT SERVICES LTD.
and [tenant name suppressed to protect privacy]

DECISION

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

Introduction

In the first application the tenant seeks a compliance order claiming that the landlord has wrongfully locked him out of his rental unit.

In the remaining applications the landlord has requested an order of possession and a monetary award for unpaid rent and for cleaning and repair of the rental unit.

The tenancy ended on September 16, 2017 but the tenant continued to reside in the rental unit. On October 3, 2017 the landlord changed the lock to the premises and has removed and stored the tenant's belongings.

The parties were able to resolve all their current claims at hearing. It was agreed that the tenant may retrieve his belongings from the storage area at the premises but giving the landlord at least 48 hours notice by email addressed to the landlord's email address shown on the cover page of this decision. The tenant agrees to reclaim his belongings by the end of February 2018.

It was agreed the landlord will have a monetary award for unpaid August and September 2017 rents totalling \$1630.00 and may keep the \$407.50 security deposit in reduction of that amount.

The landlord will have a monetary award against the tenant for the remainder of \$1222.50.

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: December 20, 2017

Residential Tenancy Branch

