



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      OPC MNR MNSD FF

### Introduction

This hearing dealt with the Landlord's Application for Dispute Resolution made on January 31, 2020 (the "Application"). The Landlord applies for the following relief, pursuant to the *Residential Tenancy Act* (the "Act"):

- an order of possession;
- a monetary order for unpaid rent;
- an order permitting the Landlord to retain the security and pet damage deposit; and
- an order granting recovery of the filing fee.

The Landlord attended the hearing and was accompanied by G.C., a witness. The Tenant attended the hearing on her own behalf. All in attendance provided a solemn affirmation at the beginning of the hearing.

### Settlement

The opportunity for settlement was discussed with the parties during the hearing. The parties were advised that I could assist them to reach an agreement, which would be documented in my Decision.

During the hearing, the parties mutually agreed to settle this matter as follows:

1. The parties agree the tenancy will end at 1:00 P.M. on Thursday, April 9, 2020.
2. The Tenant agrees to vacate the rental unit no later than 1:00 P.M. on Thursday, April 9, 2020.

3. The Tenant agrees the Landlord may deduct currently outstanding utility charges in the amount of \$541.50 from the security deposit held.
4. The Tenant acknowledges that section 37 of the *Act* obligates her to leave the rental unit reasonably clean, and undamaged except for reasonable wear and tear.
5. The Landlord agrees to withdraw the Application in full as part of this settlement.

This settlement agreement was reached in accordance with section 63 of the *Act*.

As a participatory hearing was required to obtain the above settlement, I find the Landlord is entitled to recover the \$100.00 filing fee paid to make the Application. I order that this amount may be deducted from the security deposit held in addition to the amount described above.

### Conclusion

I order the parties to comply with the terms of the settlement agreement described above.

In support of the settlement, and with the agreement of the parties, I grant the Landlord an order of possession, which will be effective at 1:00 P.M. on Thursday, April 9, 2020. The order may be filed in and enforced as an order of the Supreme Court of British Columbia.

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 6, 2020

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Residential Tenancy Branch