



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding CENTURY 21 PRUDENTIAL ESTATES (RMD)  
LTD. and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OPR, MNRL-S, FFL

### Introduction

This hearing was convened by way of conference call concerning an application made by the landlord seeking an order of possession and a monetary order for unpaid rent or utilities; an order permitting the landlord to keep all or part of the security deposit or pet damage deposit; and to recover the filing fee from the tenant for the cost of the application.

The hearing was originally scheduled to be heard on September 26, 2023, which was adjourned to October 4, 2023 and my Interim Decision was provided to the parties.

At the conclusion of the hearing on October 4, 2023 the parties agreed to settle this dispute in the following terms:

1. The landlord withdraws the application for an order of possession and the tenancy continues;
2. The landlord will have a monetary order in the amount of \$550.00;
3. The landlord will pay the utilities and the tenant will reimburse 70% of the gas and hydro bills.

The parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that the parties understood the nature of this full and final settlement of this matter.

Therefore, I grant a monetary order in favour of the landlord as against the tenant (RB) in the amount of \$550.00. The tenant must be served with the order, which may be filed in the Provincial Court of British Columbia and enforced as an order of that Court.

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

Conclusion

For the reasons set out above, and by consent, the landlord's application for an order of possession is hereby dismissed without leave to reapply.

I hereby grant a monetary order in favour of the landlord as against the tenant (RB) pursuant to Section 67 of the *Residential Tenancy Act* in the amount of \$550.00.

I further order that the landlord take over the gas and hydro utilities, and that the tenant (RB) will reimburse the landlord 70% of those utilities.

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 04, 2023

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Residential Tenancy Branch