



# Dispute Resolution Services

Residential Tenancy Branch  
Office of Housing and Construction Standards  
Ministry of Housing and Social Development

## Dispute Codes:

MND, MNR, MNDC, MNSD, FF

## Introduction

This hearing was scheduled to deal with applications by both parties.

The Landlord made application for a monetary Order for unpaid rent, a monetary Order for damage to the rental unit, to retain the security deposit, and to recover the filing fee from the Tenant for the cost of this Application for Dispute Resolution.

The Tenant made application for a monetary Order for money owed or compensation for damage or loss under the *Residential Tenancy Act (Act)*, regulation, or tenancy agreement, and to recover the filing fee from the Landlord for the cost of this Application for Dispute Resolution.

Both parties were represented at the hearing. They were provided with the opportunity to submit documentary evidence prior to this hearing, all of which has been reviewed, to present oral evidence, to ask questions of the other party, and to make submissions to me.

## Decision

The Landlord and the Tenant agree that they had a fixed term tenancy agreement that was to begin on July 01, 2008 and end on June 30, 2009. For a variety of reasons, the tenancy began later, and ended earlier than the terms of the agreement.

After considerable discussion regarding compensation to both parties, the parties indicated that they were interested in reaching a settlement to this dispute.

The Agent for the Landlord and the Tenant agreed that the Landlord will pay \$950.00 to the Tenant to settle any and all matters relating to this tenancy, including the return of the security deposit and any compensation that may or may not be due to either party in regards to this tenancy. Both parties agreed that they will not make any further claims for compensation in regards to this tenancy.

On the basis of the settlement agreement between the two parties, I am issuing a monetary Order which requires the Landlord to pay \$950.00 to the Tenant. In the event that the Landlord does not voluntarily comply with this Order, it may be served on the Landlord, filed with the Province of British Columbia Small Claims Court, and enforced as an Order of that Court.

Date of Decision: October 21, 2008