



Dispute Resolution Services

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

DECISION

Dispute Codes: MNSD, MNDC, MNR and FF

Introduction

This application was brought by the landlord seeking a Monetary Order for loss of rent after the tenant over held the rental unit, damage to the hardwood floors and recovery of the filing fee for this proceeding. The landlord also requested authorization to retain the security deposit in set off against the balance, but the application was made beyond the 15 days permitted under Section 38(1) of the *Act*.

Issue(s) to be Decided

This matter requires a decision on whether the landlord has proven damages and losses. that the tenant was responsible for those, and that he amount claimed is the actual or appropriate cost of remediation.

Evidence

This tenancy ran from August 21, 2005 to December 9, 2008. Rent was \$650 per month and the landlord holds a security deposit of \$325.

Consent Agreement

During the hearing, the parties reached the following consent agreement:

1. The landlord agrees to withdraw the present application;
2. The tenant agrees that the landlord may retain the security deposit and interest and promises that she will not bring a further application with respect to the subject tenancy.

The parties are commended for their reasonable and respectful approach to one another and to the dispute resolution process.

April 1, 2009.

Dispute Resolution Officer