



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Public Safety and Solicitor General

DECISION

Dispute Codes

Tenants' application: CNR, MNDC, RP, RR, FF

Landlord's application: OPR, MNR, MNSD, FF, O

Introduction

This hearing was scheduled to hear cross applications. The tenants had applied to cancel a Notice to End Tenancy; monetary compensation for damage or loss under the Act, regulations or tenancy agreement; Orders for repairs; a rent reduction; and, recovery of the filing fee. The landlord has applied for an Order of Possession; monetary compensation for unpaid rent; authorization to retain the security deposit; and, recovery of the filing fee.

Both parties appeared at the hearing and were provided the opportunity to be heard. The tenant stated that they have moved out of the rental unit and wished to withdraw their application. The landlord indicated they were satisfied that the tenants had vacated and indicated the landlord only wished to retain the security deposit. Both parties indicated they would communicate with each with respect to scheduling and participating in a move-out inspection.

As both parties indicated they did not wish to proceed with their respective applications I dismissed the applications and I granted the landlord leave to reapply for retention of the security deposit if the parties cannot reach a mutual resolution upon inspecting the rental unit.

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: February 22, 2011.

Residential Tenancy Branch