



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Public Safety and Solicitor General

DECISION

Dispute Codes

MND MNR FF
MNDC MNSD FF

Introduction

This hearing dealt with cross applications for Dispute Resolution filed by both the Landlord and the Tenant.

The Landlord filed seeking a Monetary Order for unpaid rent, damage to the unit, and to recover the cost of the filing fee from the Tenant.

The Tenant filed seeking a Monetary Order for the return of her security deposit, for compensation for loss under the Act, regulation or tenancy agreement, and to recover the cost of the filing fee from the Landlord.

The parties appeared at the teleconference hearing, gave affirmed testimony, were provided the opportunity to present their evidence orally, in writing, and in documentary form.

Issue(s) to be Decided

1. Has the Tenant breached the *Residential Tenancy Act*, regulation or tenancy agreement?
2. If so, has the Landlord met the burden of proof to obtain a Monetary Order?
3. Has the Landlord breached the *Residential Tenancy Act*, regulation or tenancy agreement?
4. If so, has the Tenant met the burden of proof to obtain a Monetary Order?

Background and Evidence

During the course of this hearing the parties agreed to settle this matter.

Analysis

The parties reached an agreement to settle these matters, on the following conditions:

1. the Tenant withdraws her application; and
2. the Landlord withdraws his application; and
3. the Tenant agrees to pay the Landlord \$700.00; and
4. in consideration for this mutual settlement the parties agree that no further claims will be made by either party whatsoever arising from this tenancy.

In favor of the settlement agreement a Monetary Order will be issued to the Landlord in the amount of \$700.00.

Conclusion

The Landlord's decision will be accompanied by a Monetary Order in the amount of \$700.00. This Order may be filed in Provincial Court and enforced as an Order of that Court.

As no further action is required on this file, the file is closed.

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: March 25, 2011.

Residential Tenancy Branch