



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPB, MNR, MNDC, MNSD, FF

This hearing dealt with an Application for Dispute Resolution by the Landlord for an order of possession and a monetary order. I note the Tenant has vacated the rental unit and therefore an order of possession is no longer required.

Both parties appeared, gave affirmed testimony and were provided the opportunity to present their evidence orally and in written and documentary form, and to cross-examine the other party, and make submissions to me.

### **Mutual Agreement**

During the course of the hearing the parties came to a mutual agreement to resolve this dispute. The Landlord and Tenant agreed that:

1. The Landlord may keep the security and pet damage deposits, in the amount of \$850.00, for loss of rent, cleaning the rental unit and all other losses;
2. The Landlord shall forward copies of the bills for the utilities to the Tenant at the address given in the hearing by the Tenant;
3. The Tenant shall pay the utility bills for the rental unit incurred up to and including May 31, 2011, to the other renter, as required under the Tenancy Agreement; and
4. If the Tenant fails to pay the utilities as promised, then the Landlord may make an additional claim for those amounts.

The parties are commended for reaching a mutual agreement to resolve this.

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: June 02, 2011.

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Residential Tenancy Branch