



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR, MNR

### Introduction

This hearing dealt with an application by the landlord for an order of possession for unpaid rent and a monetary order for unpaid rent.

Both parties participated in the conference call hearing.

### Issue(s) to be Decided

Is the landlord entitled to any of the above under the Act.

### Analysis

Pursuant to Section 63 of the *Residential Tenancy Act*, the dispute resolution officer may assist the parties settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order.

During this hearing, the parties reached an agreement to settle their dispute. Specifically, both parties mutually agreed to the following:

- The landlord no longer requires an order of possession for the rental unit as the tenants vacated April 30, 2012.
- The landlord will retain the tenant's \$500.00 security deposit in FULL satisfaction of their claim.
- Neither party will seek any further compensation from the other in relation to this tenancy.

As this dispute was resolved by mutual agreement and not based on the merits of the case, I decline the landlord's request to recover the filing fee paid for this application.

Conclusion

The landlord will retain the \$500.00 security deposit in full satisfaction of this claim.

All matters related to this tenancy have been resolved and neither party will seek any further compensation from the other in relation to this tenancy.

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: May 7, 2012

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Residential Tenancy Branch