



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

OPB, MNSD, MNCD, FF

Introduction

This hearing dealt with the Landlord's Application for Dispute Resolution seeking an Order of Possession; compensation for damage or loss under the Act, regulation or tenancy agreement; to retain the security deposit in partial satisfaction of his monetary award; and to recover the cost of the filing fee for the cost of the Application from the Tenant.

The Hearing was attended by both parties, who gave affirmed testimony.

Settlement Agreement

During the course of the Hearing, it was determined that the Tenant had filed two Applications that are scheduled to be heard on April 12, 2013 at 9:00 a.m. The additional Applications include:

- An Application for return of the security deposit; and
- An Application for compensation for damage or loss under the Act, regulation or tenancy agreement.

It was also determined that the Tenant vacated the rental unit on January 4, 2013 and returned the keys to the rental unit to the Landlord on January 6, 2013.

The parties agreed on terms to settle all matters with respect to the tenancy. Pursuant to the provisions of Section 63 of the Act, and at the request of the parties, I have recorded the terms of the settlement agreement as follows:

1. The Landlord withdraws his Application for Dispute Resolution;
2. The Tenant withdraws both of her Applications for Dispute Resolution set to be heard on April 12, 2013;
3. The Landlord will dispose of the couch that the Tenant left at the rental unit;

4. The Landlord will keep the security deposit in the amount of \$275.00; and
5. Neither party will file any further Application for Dispute Resolution with respect to this tenancy.

Conclusion

This matter has been settled by the parties, pursuant to the terms of settlement set out above.

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 25, 2013

Residential Tenancy Branch

