



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Codes: CNC

Introduction:

The tenant applied to cancel a Notice to End the Tenancy for Cause. Both parties attended the hearing.

Background and Evidence:

A tenancy began on October 31, 2012 with rent in the amount of \$ 405.00 due in advance on the first day of each month. The tenant paid a security deposit totaling \$ 200.00 on October 31, 2012. The landlord evicted the tenant on March 30, 2013 without following the procedure prescribed by the Act. The landlord paid the tenant the sum of \$ 200.00 on April 16, 2013.

Settlement:

The parties settled this matter and they have asked that I record the agreement pursuant to section 63(2) as follows:

- a. In satisfaction for all claims the landlord and tenant now have or may have arising from this tenancy the parties agree that the landlord shall pay the tenant the balance of the tenant's security deposit which together with interest totals \$ 200.00, and
- b. In consideration for this mutual settlement the parties agree that no further claims will be made by either party whatsoever arising from this tenancy.

Conclusion:

As a result of the settlement I granted the tenant a monetary Order in the amount of \$ 200.00. This order may be filed in the Small Claims Court and enforced as an order of

that Court. There shall be no order as to reimbursement of the filing fee. I have dismissed all other claims made by the tenant.

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 07, 2013

Residential Tenancy Branch