



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

MNSD, MNDC, OLC, FF

Introduction

This was a cross-application hearing.

The landlord applied requesting compensation for the loss of rent revenue, to retain the security deposit and to recover the filing fee costs from the tenant.

This hearing was scheduled in response to the tenant's Application for Dispute Resolution, in which the tenant has requested return of the security deposit, an Order the landlord comply with the Act and to recover the filing fee from the landlord for the cost of this Application for Dispute Resolution.

Both parties were present at the hearing. At the start of the hearing I introduced myself and the participants. The hearing process was explained, evidence was reviewed and the parties were provided with an opportunity to ask questions about the hearing process. They were provided with the opportunity to submit documentary evidence prior to this hearing, all of which has been reviewed, to present affirmed oral testimony and to make submissions during the hearing. I have considered all of the evidence and testimony provided.

Mutually Settled Agreement

After reviewing the facts the parties were able to reach a mutually settled agreement, as follows:

- All matters are settled and neither party owes the other any amount;
- The landlord will retain the security deposit; and
- Neither party will make any further claim against the other in relation to this tenancy and if they do so that matter will be dismissed.

Therefore, pursuant to section 63(2) of the Act, I order that all matters in relation to this tenancy are now settled and that no further claims may be made by either party.

This decision and mutually settled agreement is final and binding on the parties, unless otherwise provided under the Act, and 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 28, 2013

Residential Tenancy Branch