



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Capital Region Housing Corporation  
and [tenant name suppressed to protect privacy]

## **DECISION**

### **Dispute Codes**

OPR; MNR; MNDC; MNSD; FF

### **Introduction**

This Hearing dealt with the Landlord's Application for Dispute Resolution seeking an Order of Possession; a Monetary Order for unpaid rent and loss of revenue; to apply the security deposit towards its monetary award; and to recover the cost of the filing fee from the Tenant.

The Hearing was conducted via teleconference and was attended by both parties, who gave affirmed testimony.

### **Preliminary Matters**

The Landlord's agent JW stated that the Tenant moved out of the rental unit on August 31, 2013, and therefore the Landlord's application for an Order of Possession is withdrawn.

She stated that the Landlord did not know that the Tenant would be moving out at the end of August and that she believes renting the rental unit before October 1, 2013, is unlikely. Therefore the Landlord seeks loss of revenue for the month of September, 2013. I explained that this portion of the Landlord's application is dismissed with **leave to reapply**.

During the course of the Hearing, the Landlord's agents withdrew the remainder of the Landlord's Application and the parties reached a settlement agreement. Pursuant to the provisions of Section 63 of the Act and at the request of the parties, I have hereby recorded the terms of the settlement.

1. The Landlord agrees not to pursue a claim for painting the rental unit and pest control.
2. The Tenant will pay the Landlord the sum of \$644.00, calculated as follows:

Unpaid rent for July, 2013	\$372.00
Unpaid rent for August, 2013	\$372.00
Cost of cleaning carpets	\$168.00
Cost of cleaning drapes and replacing One drape	\$250.00
Cost of the filing fee	<u>\$50.00</u>
Subtotal	\$1,212.00
Less security deposit	<u>-\$568.00</u>
TOTAL	\$644.00

### **Conclusion**

In support of this settlement Agreement, I hereby provide the Landlord with a Monetary Order in the amount of \$644.00. This Order may be enforced in the Provincial Court of British Columbia (Small Claims Court).

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: September 13, 2013

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Residential Tenancy Branch

