



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD, FF, MNDC

There are applications filed by both parties. The Landlord seeks a monetary claim for the loss of rental income and to retain the security deposit and recovery of the filing fee. The Tenant seeks a monetary claim for compensation for loss and the return of the security deposit.

Both parties attended the hearing by conference call and gave testimony. As both parties have attended and have confirmed receipt of the notice of hearing packages and the submitted documentary evidence of the other party, I am satisfied that both parties have been properly served.

On October 17, 2013 the hearing was adjourned for a continuation due to a lack of time. Both parties were informed that a new notice of hearing of an adjournment letter would be sent to both parties for a continuation on December 12, 2013 when the hearing resumed with all parties present.

Section 63 of the Residential Tenancy Act provides that the parties may attempt to settle their dispute during a hearing. Pursuant to this provision, discussion between the two parties during the hearing led to a resolution. Specifically, it was agreed as follows:

Both parties agreed to include another RTB file# currently scheduled for March 5, 2014 as part of this settlement and that the Landlord shall pay to the Tenant, \$875.00 by cheque. The Tenant shall be granted a monetary order to reflect this agreement.

The above particulars comprise full and final settlement of all aspects of the dispute arising from this application for both parties.

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: December 12, 2013

Residential Tenancy Branch

