



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding MAINSTREET EQUITY
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNDC

Introduction

This hearing was convened by way of conference call in response to an Application for Dispute Resolution made by the tenant for money owed or compensation for damage or loss under the Residential Tenancy Act (referred to as the "Act"), regulation or tenancy agreement.

A hearing took place on September 24, 2013 which was adjourned to allow the tenant to submit utility bills which would allow the landlord to assess their position in making a settlement offer.

The tenant served the landlords with a copy of the application, a copy of the Notice of Hearing documents and all documentary evidence for the hearings. The landlord's agent confirmed receipt of the documents and based on this I am satisfied that the documents were served in accordance with the requirements of the Act. The tenant and an agent for the landlord attended both conference call hearings.

Analysis & Conclusion

Pursuant to section 63 of the *Residential Tenancy Act*, the Arbitrator may assist the parties to settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order. During the hearing, the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute.

Both parties **agreed** to settle the dispute in full under the following terms:

1. The landlord agreed to settle the matter with the tenant by paying the tenant monetary compensation in the amount of \$318.87 in full satisfaction of the tenant's claim.

2. The landlord agreed that the tenant can deduct this amount from December, 2013 rent.
3. As a result, the tenant is only required to pay rent in the amount of \$356.13 on December 1, 2013.

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: November 08, 2013

Residential Tenancy Branch

