



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

Decision

Dispute Codes:

MNR, MNSD, MNDC, FF

Introduction

This hearing was convened to deal with an Application for Dispute Resolution by the landlord for a monetary order for damages and losses and for an order to retain the security deposit in partial satisfaction of the claim.

Both parties were present at the hearing. At the start of the hearing I introduced myself and the participants. The hearing process was explained. The participants had an opportunity to submit documentary evidence prior to this hearing, and the evidence has been reviewed. The parties were also permitted to present affirmed oral testimony and to make submissions during the hearing. I have considered all of the affirmed testimony and relevant evidence that was properly served.

Background and Evidence

The landlord detailed the claims for compensation, including utilities owed, damage to property and missing items. No documentary evidence was submitted. The tenant gave testimony disputing the landlord's claims.

Analysis

A mediated discussion ensued, the outcome of which was that the parties successfully reached a mutual agreement providing that the tenants will willingly forfeit their security deposit and this is to be retained by the landlord in full satisfaction of this and any further claims that could otherwise have been pursued by the parties.

I hereby order find that this dispute was resolved through a mutual agreement between the parties barring all current and future claims relating to this tenancy by either party.

Conclusion

The parties resolved this matter by agreeing that the landlord can retain the tenant's security deposit in full satisfaction of all claims.

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: January 02, 2014

Residential Tenancy Branch

