



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC, O

Introduction

This hearing was convened by way of conference call in response to an application made by the tenant for money owed or compensation for damage or loss under the *Residential Tenancy Act* (referred to as the “Act”). The tenant also applied for ‘Other’ issues identified as an order seeking to end the tenancy.

The tenant, the landlord for this application, and the building manager of the rental suite appeared for the hearing and no issues in relation to the service of hearing documents were raised by any of the parties.

The tenant submitted some documentary evidence, a copy of which had **not** been served to the landlords in accordance with the Act. As a result, I did not consider any of the tenant’s documentary evidence in this case and relied on both party’s affirmed testimony.

During the hearing, the landlord and tenant indicated that they were willing to settle the dispute in full as part of this hearing.

Analysis & Conclusion

Pursuant to section 63 of the 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 the dispute.

Both parties agreed to end the tenancy at **1:00 p.m. on January 31, 2014** at which point the tenant will vacate the rental suite in **full** satisfaction of the tenant’s claim.

The landlord and tenant are cautioned that the rights and obligations for the return of the security deposit at the end of the tenancy are still in effect.

This decision is final and binding on the 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: January 20, 2014

Residential Tenancy Branch

