



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNL

Introduction:

The applicant made a claim to cancel a Notice to End the Tenancy monetary claim for return of partial rent for the unlawful eviction as well as return of his security deposit.

Facts:

Both parties attended a conference call hearing. A tenancy began on November 01, 2013 with rent in the amount of \$ 400.00 due in advance on the first day of each month. The tenant paid a security deposit totalling \$ 40.00. The tenant alleged that he was locked out on January 25, 2014.

Settlement:

The parties settled this matter and they have asked that I record the agreement pursuant to section 63(2) as follows:

- a. In satisfaction for all claims the landlord and tenant now have or may have arising from this tenancy the parties agree that the landlord will pay the tenant the sum of \$ 143.00 and deliver it to the Residential Tenancy Branch at Burnaby by March 5, 2014 and
- c. In consideration for this mutual settlement the parties agree that no further claims will be made by either party whatsoever arising from this tenancy.

Conclusion:

As a result of the settlement I granted the tenant a monetary Order in the amount of \$ 143.00. This order may be filed in the Small Claims Court and enforced as an order of that Court. There shall be no order as to reimbursement of the filing fee. I have dismissed all other claims made by the tenant without leave to reapply.

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: March 03, 2014

Residential Tenancy Branch

