



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Remax Little Oak Realty Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNR, MNSD, FF

This is an application filed by the landlord for an order of possession and a monetary order for unpaid rent, to keep all or part of the security deposit and recovery of the filing fee.

Both parties attended the hearing by conference call and gave undisputed testimony. Both parties confirmed that neither party submitted any documentary evidence.

During the hearing the tenant stated that their mail is being forwarded by Canada Post and that all documents can be sent to the dispute address and that they will receive them.

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 that the tenant failed to pay rent and as of the date of this hearing was in arrears for unpaid rent of \$1,610.88. Both parties agreed that the landlord may retain the \$625.00 security deposit in partial satisfaction of the monetary claim and that the landlord shall be granted a monetary order for the balance due of \$985.88.

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: August 08, 2014

Residential Tenancy Branch

