



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: MNDC, FF

Introduction

This hearing was scheduled in response to the landlord's application for a monetary order as compensation for damage or loss under the Act, Regulation or tenancy agreement / and recovery of the filing fee. Both parties attended and gave affirmed testimony.

Issue(s) to be Decided

Whether the landlord is entitled to the above under the Act, Regulation or tenancy agreement.

Background and Evidence

Pursuant to a written tenancy agreement the fixed term of tenancy is from October 01, 2013 to September 30, 2014. Monthly rent of \$900.00 is due and payable in advance on the first day of each month, and a security deposit of \$450.00 was collected.

Following the landlord's issuance of a 10 day notice to end tenancy for unpaid rent, the tenant vacated the unit effective October 31, 2013. Pursuant to a decision dated December 02, 2013 (file # 813858), a monetary order was issued in favour of the landlord in the total amount of \$2,250.00, as follows:

\$450.00: *unpaid rent for October 2013*

\$900.00: *loss of rental income for November 2013*

\$900.00: *loss of rental income for December 2013*

Thereafter, the tenant applied for review consideration, and by way of review consideration decision dated January 24, 2014, the earlier decision and order dated December 02, 2013 were suspended pending the completion of a new hearing.

A new hearing was scheduled for March 18, 2014. In the result, the landlord was ordered to retain the tenant's security deposit of \$450.00 as satisfaction for the balance of unpaid rent for October 2013, and a monetary order was issued in favour of the

landlord in the amount of \$50.00 with respect to recovery of the filing fee. The landlord's application for a monetary order reflecting compensation for the loss of rental income for November and December 2013 was dismissed without leave to reapply.

At the outset of this hearing scheduled for September 02, 2014, the landlord withdrew her application. Further, the parties specifically agreed as follows:

RECORD OF SETTLEMENT

- that all disputes arising from this tenancy are now entirely resolved;
- that neither party will file a future application for dispute resolution with regard to any aspect of this tenancy.

Conclusion

The landlord's application is withdrawn.

Pursuant to the RECORD OF SETTLEMENT, the dispute is now resolved.

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: September 02, 2014

Residential Tenancy Branch

