



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD, MND, FF

Introduction

This hearing convened as a result of cross applications by the Landlord and the Tenants both seeking Monetary Orders against the other.

The Landlord and his witness, W.O. appeared on behalf of the Landlord. The Tenants appeared on their own behalf and also had available a witness, V.H.

Preliminary Matter

The tenancy began February 1, 2013 between the Landlord and the Tenant A.J. Approximately three months later, the Tenant, M.H. moved into the rental unit. Monthly rent was payable in the amount of \$850.00 initially. The Landlord testified that he advertised the unit as \$850.00 for one tenant and \$950.00 for two, and when M.H. moved in he raised the rent to the advertised \$950.00 only to reduce it to \$900.00. A.J. paid a security deposit of \$425.00.

The parties took issue with whether the move out Condition Inspection was conducted in accordance with the Act. The merits of the parties relative applications were not considered as the parties resolved their issues by mutual agreement during the hearing. Pursuant to section 63, I record their settlement in the form of this my decision and the resulting Monetary Order.

The parties agreed that the Landlord would pay to the Tenant, A.J., the sum of \$200.00 as full and final satisfaction of all claims arising from the tenancy. According I order that the Landlord pay to A.J. the sum of \$200.00. This order may be filed in the Provincial Court (Small Claims) and enforced as an order of that Court.

Conclusion

The Landlord shall pay to the Tenant, A.J., the sum of \$200.00. 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: October 24, 2014

Residential Tenancy Branch

