



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

AA matter regarding MAINSTREET EQUITY CORPORATION  
and [tenant name suppressed to protect privacy]

## **DECISION**

### Dispute Codes

CNR, MNR, MNDC, MNSD, OPR, FF

### Introduction

This hearing is to deal with an application by the tenant seeking damages for loss of property, a rent abatement and the return of their \$412.00 security deposit and \$200.00 pet damage deposit.

This is an application by the landlord seeking an order of possession, monetary compensation for rent owed and damages.

### Preliminary Matter

### Moot Issues

At the outset of the hearing the parties advised that the tenant had already vacated the rental unit on November 26, 2014. Therefore the portions of both applications dealing with the tenant's request to cancel the 10-Day Notice to End Tenancy for Unpaid Rent and the landlord's request for an order of possession, are no longer at issue and need not be heard.

The landlord also clarified that, although the application indicates otherwise, they are not seeking damages for loss of rent for December 2014, only unpaid rent owed for November 2014.

It was determined that the hearing would only proceed with the tenant's monetary claims and the landlord's claim for rent owed.

### Mediated Discussion

During the hearing a mediated discussion ensued, and the parties successfully reached a settlement. The settlement agreement provides that the landlord will refund the tenant's \$412.00 security deposit, the \$200.00 pet damage deposit, and the \$50.00

parking remote deposit and the tenant will accept these funds as a monetary order in the amount of \$662.00 in full satisfaction of all claims between these two parties.

I hereby find that the dispute was successfully resolved through a mutual agreement reached between the parties that settled all current and future claims by either party, relating to this tenancy.

Accordingly, I grant the tenant a monetary order for \$662.00 in satisfaction of the all issues under dispute. This order must be served on the landlord and may be enforced through Small Claims Court if necessary.

### Conclusion

The parties have settled their cross applications and the dispute between them on mutually satisfactory terms and the tenant is issued a monetary order pursuant to this agreement.

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: December 11, 2014

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Residential Tenancy Branch

