



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Codes: MN, SD

### Introduction:

This was an application to recover rental money amounting to \$ 500.00 paid to the respondent on November 19, 2014 for rent commencing on December 1, 2014. Upon being advised by JG a witness for the respondent of the correct residential tenancy address I amended it on this decision and the order pursuant to section 64(3)(c) of the Act.

### Background and Evidence:

Both parties attended a conference call hearing. The applicant testified that she paid the respondent \$ 500.00 as rent in advance for a room in the respondent's house, however after an incident at the house she decided it was unsafe to move in. The respondent requested the return of the \$ 500.00.

### 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 applicant and respondent now have or may have arising from this tenancy the parties agree that the respondent will pay the applicant the sum of \$ 500.00 in increments of at least \$ 20.00 per month on the first day of each month commencing on February 1, 2015, until the entire sum is paid in full which is no later than March 1, 2017, and

- b. 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 applicant a monetary Order in the amount of \$ 500.00. 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 applicant 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: January 05, 2015

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Residential Tenancy Branch

