



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Codes: CNR, MNDC, OLC, MNR, OPR, FF

Introduction:

The tenant brought an application to cancel a Notice to End the Tenancy for non-payment of rent dated March 4, 2015, requesting a monetary Order for compensation and requested an Order for the landlord to comply with the Act. The landlords have brought a cross application seeking an Order for Possession and a monetary claim for unpaid rent, utilities and loss of revenue.

Facts:

Both parties attended a conference call hearing. A tenancy began on November 01, 2014 with rent in the amount of \$ 1,800.00 but reduced to \$ 1,200.00 due in advance on the first day of each month. The tenant paid a security deposit totalling \$ 900.00 on October 11, 2014. The tenant moved out on March 30, 2015.

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 landlords and tenant now have or may have arising from this tenancy the parties agree that the landlords will be permitted to retain the tenant's security deposit amounting to \$ 900.00, 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 ordered that the landlords retain all the tenant's security deposit amounting to \$ 900.00. There shall be no order as to reimbursement of the filing fee to either party. I have dismissed all other claims made by the landlords and the tenant 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: April 13, 2015

Residential Tenancy Branch

