



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNDC, MNSD, RPP, MNR, FF

### Introduction

This hearing dealt with cross applications. The tenant applied for monetary compensation for damage or loss under the Act, regulations or tenancy agreement and return of her personal possessions. The landlord applied for monetary compensation for unpaid rent and authorization to retain the security deposit. Both parties appeared or were represented at the hearing and were provided the opportunity to make relevant submissions, in writing and orally pursuant to the Rules of Procedure, and to respond to the submissions of the other party.

During the hearing and after a considerable amount of submissions by the parties, the parties reached a mutual agreement that I have recorded by way of this decision.

### Issue(s) to be Decided

What are the terms of the mutual agreement?

### Background and Evidence

The parties mutually agreed upon the following terms during the hearing in satisfaction of their respective disputes:

1. The landlord shall retain the security deposit of \$212.50 in full satisfaction of each party's monetary claims against the other.
2. The tenant shall attend the residential property at or about 1:30 p.m. on June 4, 2015, with her Advocate, for the purpose of retrieving her personal possessions stored on the property. The tenant shall remove every item she brought to the property and leave the storage area clean and tidy.
3. The landlord's caretaker shall provide access to the storage area to the tenant so as to facilitate part 3 above.

4. The tenant's Advocate will serve as a witness to the removal of the tenant's belongings and provide a witness statement as appropriate.

### Analysis

Pursuant to section 63 of the Act, I have the authority to assist parties in reaching a settlement agreement during the hearing and to record a settlement agreement in the form of a decision or order. I have accepted and recorded the mutual agreement reached by the parties during this hearing by way of this decision and make the terms binding upon both parties.

### Conclusion

The parties reached a mutual agreement in settlement of their respective disputes that I have recorded by way of this decision.

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: June 03, 2015

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Residential Tenancy Branch

