



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding LI-CAR MANAGEMENT GROUP
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MND, MNDC, FF

Introduction

This hearing was convened by way of conference call in response to an Application for Dispute Resolution (the “Application”) made by the Landlords for a Monetary Order for damages to the rental unit, for damage or loss under the *Residential Tenancy Act* (the “Act”), and to recover the filing fee from the Tenant.

The Tenant appeared for the hearing along with an agent of the management company who made the Application who used to be the Landlord of the tenancy. The hearing was also attended to by an agent of the owner. The agent of the management company and the owner’s agent both explained that the Application and tenancy had been passed on to the owner’s agent. All the parties then agreed to change the name of the Landlord on the Application which is now reflected in the style of cause appearing on the front page of this decision. The parties were informed that any orders made as a result of the hearing would now relate to the parties appearing in the style of cause.

The Tenant confirmed service of Landlord’s Application and documentary evidence by registered mail. The Tenant had not submitted any evidence prior to the hearing.

Both parties provided affirmed testimony and made submissions during the hearing. At the conclusion of the hearing, I provided the opportunity for the owner’s agent to settle the Application with the Tenant by mutual agreement. As a result, the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise and achieved a resolution of the dispute.

Analysis & Conclusion

Pursuant to Section 63 of the Act, the Arbitrator may assist the parties to settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order.

The Tenant agreed to pay the Landlords **\$550.00** in full satisfaction of the Application. The owner's agent provided the Tenant with the new address to which payment can be sent to. This address is recorded on the front page of this decision and was confirmed with the parties during the hearing.

The Landlords are issued with a Monetary Order in the amount of \$550.00. Copies of this order are attached to the Landlords' copy of this decision. If payment is not made by the Tenant, this Order must be served on the Tenant and may then be filed in the Provincial Court (Small Claims) and enforced as an order of that court.

The parties confirmed their agreement to resolution in this manner during and at the conclusion of the hearing. This file is now closed.

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 01, 2015

Residential Tenancy Branch

