



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding VANCOUVER WEST PROPERTY MANAGEMENT INC.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      MND, MNR, MNSD, 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 Landlord for a Monetary Order for: damage to the rental unit; unpaid rent or utilities; to keep the Tenant’s security and pet damage deposits; money owed or compensation for damage or loss under the *Residential Tenancy Act* (the “Act”); and to recover the filing fee from the Tenant.

An agent for the Landlord appeared for the hearing; however there was no appearance by the Tenant during the three minute hearing. At the outset of the hearing, the Landlord’s agent explained that prior to the hearing, the Landlord had reached a settlement agreement with the Tenant in relation to this matter. Therefore, the Landlord’s agent requested to withdraw the Application.

### Conclusion

As the parties reached a settlement agreement prior to this hearing, I made no findings of fact or law with respect to the merits of this Application. Therefore, the Landlord is at liberty to re-apply. However, this does not extend any applicable time limits under the *Residential Tenancy Act*.

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 30, 2015

---

Residential Tenancy Branch

