



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR, MNR, MNSD, FF, SS, O  
                              CNR, MNDC, FF

### Introduction

This hearing was convened by way of conference call concerning applications made by the landlord and by the tenants. The landlord has applied for an Order of Possession and a monetary order for unpaid rent or utilities; for an order permitting the landlord to keep all or part of the pet damage deposit or security deposit; for an order permitting documents to be served in a different way than required by the *Residential Tenancy Act*; and to recover the filing fee from the tenants for the cost of the application. The tenants have applied for an order cancelling a notice to end the tenancy for unpaid rent or utilities; for a monetary order for money owed or compensation for damage or loss under the Act, regulation or tenancy agreement; and to recover the filing fee from the landlord.

The landlord attended the hearing, and one of the named tenants attended who also represented the other named tenant.

During the course of the hearing the parties advised that the tenants have vacated the rental unit and the landlord's application for an Order of Possession is hereby dismissed. Similarly, the tenants' application to cancel the notice to end the tenancy is also dismissed.

Also, during the course of the hearing the parties agreed to settle the remaining applications in dispute in the following terms:

1. The landlord will keep the \$425.00 security deposit;
2. Neither party will have a monetary order as against the other party;
3. The tenants will pay for the mold testing bill;
4. This settlement is in full satisfaction of any and all claims by either party with respect to the tenancy.

Conclusion

For the reasons set out above, and by consent, I hereby order the landlord to keep the \$425.00 security deposit in full satisfaction of any claims by either party with respect to this tenancy.

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: September 24, 2015

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Residential Tenancy Branch

