



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding CAPREIT
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNDC, OLC, O, FF

Introduction

This hearing dealt with the Tenant's Application for Dispute Resolution, seeking monetary compensation from the Landlord for loss of an eight year old bed, for an order for the Landlord to comply with the *Residential Tenancy Act* (the "Act"), and to recover the filing fee for the Application.

Both parties appeared at the hearing. The hearing process was explained and the participants were asked if they had any questions. Both parties provided affirmed testimony and were provided the opportunity to present their evidence orally and in written and documentary form, and to cross-examine the other party, and make submissions to me.

I have reviewed all evidence and testimony before me that met the requirements of the rules of procedure; however, I refer to only the relevant facts and issues in this decision.

Preliminary Issues

At the outset of the hearing I enquired about the parties named on the Application. The Tenant had named only the operations manager for the Landlord in her Application. The Agent for the Landlord agreed that the corporate Landlord had been served and that it was appropriate for just the Landlord to be named. The Tenant agreed to the amendment of her Application to include the name of the corporate Landlord.

Settlement Agreement

During the course of the hearing the parties agreed to resolve the dispute by having the Landlord pay the Tenant the sum of **\$700.00** in full and final settlement of the claims.

The Tenant agreed to accept this sum in order to resolve the dispute.

Therefore, pursuant to section 63 of the Act, I record this settlement in the form of this Decision and a Monetary Order granted to the Tenant in the amount of \$700.00, payable to her by the Landlord.

The parties are commended for reaching a settlement in this matter.

This decision is final and binding on the parties, unless otherwise provided under the Act, and is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the Act.

Dated: November 09, 2015

Residential Tenancy Branch

