



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      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 Tenants for money owed or compensation for damage or loss under the *Residential Tenancy Act* (the “Act”); and to recover the filing fee for the Application.

The Tenant and the male Landlord appeared for the hearing and provided affirmed testimony. The Landlord confirmed receipt of the Tenant’s Application and evidence. The Landlord also confirmed that he had not provided any evidence prior to this hearing.

The hearing process was explained to the parties and they had no questions about the proceedings. Both parties presented their evidence and made submission to me. At the end of the hearing, I allowed the parties to have a discussion around settling this matter between them as the Landlord indicated that he suffered a loss as a result of the Tenant breaking the fixed term tenancy. 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 withdraw his Application on the provision the Landlord does not make a claim against him for loss of rent suffered under the Act. The Tenant also consented to the Landlords keeping his security deposit in the amount of \$287.50. Both parties consented to these terms in full and final satisfaction of this tenancy.

This agreement is fully binding on the parties and is in full and final satisfaction of **all** the issues associated with the tenancy. The parties confirmed their voluntary agreement to settlement in this manner both during and at the end of the hearing. No further Applications are permitted and 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: March 21, 2016

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Residential Tenancy Branch