



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Codes: AAT, MND, MNSD, FF, MNDC

Introduction:

The tenant applied for a monetary award representing breach of a tenancy agreement, loss of profits from subletting, expenses, time lost, and access to his unit and recovery of his security deposit. The landlords have made monetary claims for expenses, loss of rent and recovery of strata fines arising from the tenancy.

Facts:

Both parties attended a conference call hearing. A tenancy began on November 01, 2015 with rent in the amount of \$ 2,350.00 due in advance on the first day of each month. The tenant paid a security deposit totalling \$1,175.00 on November 1, 2015. The landlords ended the tenancy on April 1, 2016 as a result of the tenant allegedly illegally subletting the unit.

Settlement:

The parties settled this matter and they have asked that I record the agreement pursuant to section 63(2) as follows:

- a. In satisfaction for all claims the landlord and tenant now have or may have arising from this tenancy the parties agree that the landlord shall pay the tenant sum of \$ 1,350.00,
- b. The landlords will assist v.D. in communicating with the new tenant F. regarding the recovery of v.D.'s arm chair, and

- c. In consideration for this mutual settlement the parties agree that no further claims will be made by either party whatsoever arising from this tenancy.

Conclusion:

As a result of the settlement I granted the tenant a monetary Order in the amount of \$ 1,350.00. This order may be filed in the Small Claims Court and enforced as an order of that Court. There shall be no order as to reimbursement of the filing fee to either party as it was not part of the settlement. I have dismissed all other claims made by the tenant and landlords without leave to reapply.

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: July 19, 2016

Residential Tenancy Branch