



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNDC

### Introduction

This hearing dealt with the Tenant's Application for Dispute Resolution, received at the Residential Tenancy Branch on May 3, 2016 (the "Application").

The Tenant applied for the following relief pursuant to the *Residential Tenancy Act* (the "Act"): a monetary order for money owed or compensation for damage or loss under the Act, regulation or tenancy agreement; and an order for the return of all or part of the security deposit or pet damage deposit.

The Tenant and the Landlord attended the hearing on her own behalves. Both parties provided their solemn affirmation.

### Settlement

The opportunity for settlement was discussed with the parties during the hearing. The parties were advised there is no obligation to resolve the dispute through settlement, but that I could assist the parties to reach an agreement, which would be documented in my Decision.

During the hearing, the parties mutually agreed to settle this matter as follows:

1. The Landlord agrees to pay the Tenant \$400.00, to be sent to the Tenant's address provided during the hearing, no later than September 30, 2016.
2. The Landlord agrees to return the Tenant's belongings she left behind when she vacated the rental unit. The Tenant's belongings include an entertainment system, drawers, a vacuum, two bar stools, and non-perishable food items.

3. The Tenant agrees to take all necessary steps to have her belongings removed from the Landlord's storage unit no later than September 30, 2016. After that date, the Landlord is at liberty to deal with the Tenant's belongings in accordance with the *Act* and Regulation.
4. The Tenant agrees to withdraw her Application in full as part of this mutually agreed settlement.

This settlement agreement was reached in accordance with section 63 of the *Act*.

### Conclusion

I order the parties to comply with the terms of their mutually settled agreement described above.

In support of this settlement, and with the agreement of the parties, the Tenant is granted a monetary order in the amount of \$400.00. The monetary order will be of no force or effect once the Landlord pays the Tenant in accordance with the terms of settlement described above.

If the settlement amount described above remains unpaid after September 30, 2016, this order may be filed in and enforced as an order of the Provincial Court of British Columbia (Small Claims).

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 14, 2016

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Residential Tenancy Branch