



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD

Introduction

This hearing was convened by conference call in response to the Tenant's Application for Dispute Resolution (the "Application") made on August 4, 2016 for the Landlord to return the Tenant's security and pet damage deposits.

The Tenant and the Landlord appeared for the hearing and provided affirmed testimony. The Landlord was assisted by an articling student who made submissions and presented evidence on behalf of the Landlord. The hearing was also attended by the Co-Landlord who did not provide any testimony during the hearing.

No issues were raised in relation to the service of the Application and the parties' documentary evidence served prior to this hearing in accordance with the *Residential Tenancy Act* (the "Act") and the Dispute Resolution Rules of Procedure.

The hearing process was explained to the parties and they had no questions about the proceedings. Both parties were given a full opportunity to present their evidence, make submissions to me, and cross examine the other party on the evidence provided.

At the start of the hearing, the Tenant confirmed that the Landlord had returned her security and pet damage deposit to her at the end of the tenancy. However, the Tenant was claiming for the return of rent she had paid at the start of the tenancy which remained unreturned at the time of this hearing.

Section 63 of the Act, allows an Arbitrator to 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.

As a result, after the parties had finished providing their evidence, a short discussion was had by the parties and the Tenant agreed to withdraw her monetary claim, and in return the Landlord would be barred from making any application against the Tenant.

The parties confirmed their understanding and agreement to resolution in this manner. No further applications are permitted for this tenancy 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 Act.

Dated: February 07, 2017

Residential Tenancy Branch