



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNDC, MNSD, RR, FF, O

### Introduction

This hearing convened as a result of a Tenant's Application for Dispute Resolution filed October 18, 2016 wherein she sought the sum of \$10,589.90 from the Landlord.

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

During the hearing the parties resolved matters by mutual agreement. The terms of their agreement is recorded in this my Decision and Order pursuant to section 63 of the *Residential Tenancy Act* and Rule 8.4 of the *Residential Tenancy Branch Rules of Procedure*. The parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that the parties understood the nature of this full and final settlement of this matter.

As the parties resolved matters by agreement I make no findings of fact or law with respect to their relative claims.

The terms of their settlement follow.

### Settlement and Conclusion

1. The Landlord shall pay to the Tenant the sum of \$2,635.00 as full and final satisfaction of her application filed October 18, 2016, as well as all matters arising from the tenancy; including, but not limited to the following:
  - a. any amount owing by the Landlord to the Tenant for the repayment of the Tenant's security and pet damage deposit;

- b. any amount owing to the Tenant for her assistance in selling the rental unit;
  - c. any amount owing to the Tenant for repairs to the rental unit;
  - d. the Tenants filing fee; and,
  - e. any amount owing by the Tenant to the Landlord for occupation of the rental unit in September 2016.
2. The Tenant shall be entitled to a Monetary Order in the amount of \$2,635.00. This Order must be served on the Landlord and may be filed and enforce in the B.C. Provincial Court (Small Claims Division) if need be.
3. Should the Landlord make the \$2,635.00 payment to the Tenant on or before Friday April 28, 2017, the Tenant shall take no further steps in enforcement of the Order.

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: April 25, 2017

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Residential Tenancy Branch