



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes            OLC, PSF, MNDC

### Introduction

This hearing was scheduled to deal with a tenant's application for monetary compensation for damage or loss under the Act, regulations or tenancy agreement; and, orders for compliance and for the landlord to provide services or facilities. Both parties appeared or were represented at the hearing and were provided the opportunity to make relevant submissions, in writing and orally pursuant to the Rules of Procedure, and to respond to the submissions of the other party.

At the commencement of the hearing, the tenant stated that she is moving out of the rental unit by July 15, 2017. The tenant confirmed that she was no longer seeks orders for compliance or for the landlord to provide services or facilities in the days remaining of this tenancy and that her primary focus for this proceeding is to obtain compensation from the landlord.

After the tenant had an opportunity to present her case for monetary compensation, the landlord made a settlement offer to the tenant and the tenant accepted the offer. I have recorded the settlement agreement by way of this decision and the Monetary Order that accompanies it.

### Issue(s) to be Decided

What are the terms of settlement?

### Background and Evidence

The parties mutually agreed upon the following term of settlement:

1. The tenancy will end July 15, 2017 and at that time the landlord shall pay the tenant compensation of \$200.00.
2. It is acknowledged that the tenant did not pay the full amount of rent that was payable on July 1, 2017 and the tenant authorizes the landlord to retain the security deposit and the landlord accepts the security deposit in full satisfaction of unpaid and/or any loss of rent.

Analysis

Pursuant to section 63 of the Act, I have the authority to assist parties in reaching a settlement agreement during the hearing and to record a settlement agreement in the form of a decision or order.

I have accepted and recorded the settlement agreement reached by the parties during this hearing and make the terms an Order to be binding upon both parties.

In recognition of the settlement agreement, I provide the tenant with a Monetary Order in the amount of \$200.00 to ensure the payment is made as agreed upon. I also authorize the landlord to retain the tenant's security deposit in satisfaction of any and all unpaid and/or loss of rent and the landlord is now precluded from pursuing the tenant for any unpaid and/or loss of rent.

Conclusion

The parties reached a settlement agreement that I have recorded by way of this decision. In recognition of the settlement agreement, the tenant has been provided a Monetary Order in the amount of \$200.00.

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 04, 2017

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Residential Tenancy Branch