



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      OPC, MNSD, FF, O  
                              CNC, FF

### Introduction

This hearing was convened by way of conference call concerning applications made by the landlord and by the tenant. The landlord has applied for an Order of Possession for cause, an order permitting the landlord to keep all or part of the pet damage deposit or security deposit, and to recover the filing fee from the tenant. The tenant has applied for an order cancelling a notice to end the tenancy for cause and to recover the filing fee from the landlord.

The landlord and the tenant attended the hearing and the tenant was also assisted by another person.

During the course of the hearing, the parties agreed that the tenant has vacated the rental unit and the landlord has possession of it, and therefore I dismiss the tenant's application.

Further, during the course of the hearing the parties agreed to settle this dispute upon the condition that the landlord may retain the \$1,400.00 security deposit in full and final settlement of all claims between the parties with respect to this tenancy.

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.

Since the parties have settled this dispute, I decline to order that either party recover the filing fees.

Conclusion

For the reasons set out above, the tenant's application is hereby dismissed.

I hereby order, by consent, that the landlord keep the \$1,400.00 security deposit in full satisfaction of any and all claims between the parties with respect to this tenancy.

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: August 08, 2017

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Residential Tenancy Branch