



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## Decision

### Dispute Codes:

MNR, MNSD, FF

### Introduction

This hearing was convened to deal with an Application for Dispute Resolution by the landlord for a monetary order for loss of rent due to the tenant's short notice to vacate and an order to retain the security deposit in partial satisfaction of the claim. The hearing was also to deal with a monetary claim by the tenant seeking the return of the security deposit and compensation for loss of property and quiet enjoyment of the suite due to a persistent rodent infestation.

Both parties appeared and gave testimony.

### Background and Evidence

A mediated discussion ensued, the outcome of which was that the parties successfully reached a mutual agreement providing that the tenant willingly forfeits her security deposit and this is to be retained by the landlord in full satisfaction of this and any further claims that could otherwise have been pursued by the parties.

### Conclusion

I hereby order find that the dispute was resolved through a mutual agreement between the parties barring all current and future claims relating to this tenancy by either party.

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: October 03, 2011.

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Residential Tenancy Branch