



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNR, MNDC, FF

### Introduction

This hearing dealt with an Application for Dispute Resolution by the landlord for an order of possession, a monetary order.

Both parties appeared, gave affirmed testimony and were provided the opportunity to present their evidence orally and in written and documentary form, and to cross-examine the other party, and make submissions to me.

The tenant testified that she left the rental unit on December 22, 2011 and the landlord has lawful possession of the rental unit.

### Settlement Agreement

During the hearing, the parties agreed to settle these matters, on the following conditions:

- 1) The tenant agrees that the landlord will keep the security deposit for any damages to the rental unit;
- 2) The tenant agrees that all items left in the rental unit are garbage and the landlord can dispose of the items as he sees appropriate.
- 3) The parties agree that all matters are concluded regarding this tenancy.

### Conclusion

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*.

As this matter was settled, I decline to award recovery of their respective filing fees to either party.

Dated: January 04, 2012.

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Residential Tenancy Branch