



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

Tenant's application filed February 8, amended April 4, 2013: MNDC; MNSD

Landlord's application filed May 17, 2013: MND; MNDC; MNR; MNSD

Introduction

This matter was first scheduled to be heard on May 2, 2013, with respect to the Tenant's application only. Due to service issues, it was adjourned to May 30, 2013. On May 30, 2013, the Landlord testified that he had filed his own application. The Tenant's matter was adjourned, by consent, to be heard with the Landlord's application on August 23, 2013.

The Tenant seeks a monetary award in the equivalent of double the amount of the security deposit and compensation for damage or loss under the Act, regulation or tenancy agreement.

The Landlord seeks a monetary order for unpaid rent, damage to the rental unit, compensation for loss under the Act, regulation or tenancy agreement and to keep the security deposit.

The parties gave affirmed testimony at the Hearing.

It was determined that the parties served each other with their respective documentary evidence and Applications for Dispute Resolution by registered mail.

Preliminary Matters

During the course of the Hearing, the parties reached a settlement agreement. Pursuant to the provisions of Section 63 of the Act and at the request of the parties, I have hereby recorded the terms of the settlement.

1. The parties each withdraw their Applications for Dispute Resolution.
2. The parties agree that in full and final settlement of all issues surrounding this tenancy, the Landlord will keep the security deposit. The Tenant will not claim

against the security deposit and the Landlord will not claim for damages or unpaid rent against the Tenant.

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 26, 2013

Residential Tenancy Branch