



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

Decision

Dispute Codes MNDC, MNSD, FF

Introduction

This matter dealt with application by both parties in relation to a proposed tenancy that was never occupied. Both parties seek monetary orders in relation to the return of a security deposit, liquidated damages and filing fees.

Both parties were represented at the hearing and were afforded an opportunity to present evidence and to have evidence submitted prior to the hearing for consideration.

Conclusion

The parties at the hearing were in basic agreement of the facts of the dispute and indicated a willingness to seek a mediated settlement of these matters. After some discussion the following settlement was agreed to:

- (a) the landlord in this matter will return to the tenant the security deposit in the amount of \$450.00, forthwith.
- (b) the tenant agrees that in return for the refund of the security deposit, they withdraw all other monetary claims listed in their application #718607 as a full and final settlement of the issues.
- (c) the landlord agrees that they withdraw all of their monetary claim for liquidated damages and any other monetary damages as listed in their application #240174 as a full and final settlement of the issues.
- (d) both parties will bear the costs of the filing fee for each of their applications.

I order that the landlord pay to the tenant, forthwith, the amount of \$450.00. This order may be filed with and enforced as an order of the Provincial Court of British Columbia.

Dated: September 26, 2008

Dispute Resolution Officer