



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD, FF

Introduction

This hearing was convened by way of conference call to deal with the tenant's application for return of all or part of the pet damage deposit or security deposit, and to recover the filing fee from the landlord for the cost of this application. The tenant amended the application filed January 27, 2011 on March 21, 2011 claiming additional relief; that the tenant recover from the landlord a monetary amount for failing to end the tenancy in good faith pursuant to Section 51 (2) of the *Residential Tenancy Act*. The landlord and the tenant both attended the conference call hearing and were both assisted by other persons to present their case.

During the course of the hearing, the parties agreed to settle this dispute on the following conditions:

1. The landlord will pay to the tenant the sum of \$3,400.00 in full satisfaction of any claims with respect to the tenancy between the parties.

Conclusion

I hereby grant a monetary order in favour of the tenant in the amount of \$3,400.00 pursuant to Section 67 of the *Residential Tenancy Act*. This order may be filed in the Provincial Court of British Columbia, Small Claims division and enforced as an order of that Court.

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: May 25, 2011.

Residential Tenancy Branch