



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: OPR, MNR, MNSD, FF

Introduction

This hearing was convened in response to an application by the landlord pursuant to the *Residential Tenancy Act* (the Act) for an Order of Possession and a Monetary Order for unpaid rent in the amount of \$1450; and, to retain the security deposit of \$725 and pet damage deposit of \$275 (sum of \$1000) in partial satisfaction of the monetary claims, and to recover the filing fee. The tenant vacated on November 10, 2011. An Order of Possession is not required. The parties agree that the rent for November 2011 has not been paid,

During the course of the hearing the parties discussed their dispute and agreed to settle the issues in dispute to their full satisfaction, and in full satisfaction of all current and future claims respecting this tenancy, and that I record their settlement agreement as per Section 63 of the Residential Tenancy Act, as follows:

1. The tenant and landlord agree that the landlord will retain the deposit amounts totalling **\$1000**, in full and final satisfaction of all the landlord's monetary claims, and as final settlement between the parties.
2. The tenant agrees they will not advance any future applications for dispute resolution respecting this tenancy.

The parties are bound by their agreement.

Conclusion

In accordance with the settlement terms between the parties and so as to perfect this agreement, **I Order** that the landlord retain the security deposit of \$725 and the pet damage deposit of \$275 in full and final satisfaction of the settlement agreement.

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: December 06, 2011

Residential Tenancy Branch