



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD, FF

This matter proceeded by way of a conference call hearing, pursuant to the *Residential Tenancy Act* (the "Act"), and dealt with the Tenant's Application for Dispute Resolution. The Tenant requested a monetary order for return of double the security deposit, and the filing fee.

During the course of the hearing, the Tenant and Landlord reached an agreement to settle the issues raised in the Tenant's Application on the following conditions:

1. The Landlord and Tenant agreed to a monetary settlement as follows:
 - a. The Tenant agrees that the Landlord can retain the total amount of the security deposit (\$637.50).
 - b. The Landlord agrees to pay the Tenant \$50.00 for the filing fee for this Application by forwarding a cheque to her immediately.
 - c. The Tenant is entitled to a monetary order for \$50.00 which the Tenant may serve on the Landlord and enforce in the Provincial (Small Claims) Court if the Landlord fails to pay the monetary amount as agreed upon above.
2. In consideration for this mutual settlement the parties agree that no further claims will be made by either party whatsoever arising from this tenancy.

I grant the Tenant a monetary order for \$50.00 as outlined in the settlement agreement. If the payment from the Landlord is NSF or not provided, the Tenant may enforce the monetary order in the Provincial (Small Claims) Court. Copies of the cheque and/or bank record shall be taken into account against the monetary order. If the Tenant serves the monetary order on the Landlord and the Landlord fails to comply with the order, the order may be filed in the Provincial (Small Claims) Court.

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

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: January 10, 2012.

Residential Tenancy Branch