



# 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 Landlord's Application for Dispute Resolution. The Landlord requested a monetary order to keep all or part of the security deposit, and recover the filing fee.

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

1. The Landlord and Tenant agreed to a monetary settlement as follows:
  - a. The parties agree that the Landlord currently hold a security deposit from the Tenant in the amount of \$503.50 plus interest of \$2.48 owing from September 03, 2008, the date the security deposit was received from the Tenant.
  - b. The Tenant agrees that the Landlord can retain \$173.00 from the security deposit plus interest of \$505.98.
  - c. The Landlord agrees to pay the Tenant \$332.98, which is the balance of the security deposit plus interest.
  - d. The Tenant is entitled to a monetary order for \$332.98 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 \$332.98 as outlined in the settlement agreement. If the payment from the Landlord is not provided the Tenant may enforce the monetary order in the Provincial (Small Claims) Court. 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 11, 2012.

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Residential Tenancy Branch