



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD, MNDC, FF

Introduction

This hearing was convened in response to applications by the tenant's and the landlord.

The tenant's application is seeking orders as follows:

1. Return of all or part of the security deposit.

The landlord's application is seeking orders as follows:

1. For a monetary order for loss of rent; and
2. To keep all or part of the security deposit.

Settlement Agreement

During the hearing, the parties agreed to settle these matters, on the following conditions:

- The tenant agrees that the landlord can retain \$447.50 of the security for the landlord's loss of rent for December 2011.
- The landlord agrees return the balance of the security deposit in the amount of \$447.50 to the tenants. The landlord will send a cheque today, to the tenants, at the address provided in the application.

Conclusion

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

As this matter was settled, I decline to award recovery of their respective filing fees to either party.

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: February 22, 2012.

Residential Tenancy Branch