



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

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 Orders as follows:

1. A Monetary Order for unpaid rent / loss of revenue (\$325.00) - Section 67;
2. An Order to retain the security deposit - Section 38
3. An Order to recover the filing fee for this application - Section 72.

Both parties attended the hearing and were given full opportunity to present all relevant evidence and testimony in respect to the claims and to make relevant prior submission to the hearing and fully participate in the conference call hearing. Prior to concluding the hearing both parties acknowledged they had presented all of the relevant evidence that they wished to present.

Issue(s) to be decided

Is the landlord entitled to the monetary amounts claimed?

Background and Evidence

This tenancy started April 01, 2009. At the outset of the tenancy the landlord collected a security deposit of \$250.00 which the landlord still holds.

During the course of the hearing the parties discussed their dispute and agreed to settle the issues in dispute to their full satisfaction of both parties, and that I record their settlement as per Section 63 of the Residential Tenancy Act, as follows:

1. the tenant and landlord agree that the landlord will retain the entire security deposit of this tenancy, in the amount of \$250.00, in full and final satisfaction of the landlord's application and their monetary claim.

Conclusion

I Order that the landlord may retain the security deposit of \$250.00 in full satisfaction of the landlord's claim.

This Decision and settlement of the parties is final and binding on both parties.

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: October 24, 2012

Residential Tenancy Branch