



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MND, MNSD, MNDC, FF

### Introduction

This matter dealt with an application by the Landlords for compensation for damage to the unit, site or property, for damage or loss under the Act, regulations or tenancy agreement, to retain the Tenant's security deposit and to recover the filing fee.

During the course of the hearing, the parties reached an agreement to settle these matters, on the following conditions:

1. the Landlord's agent will return the Tenant's full security deposit in the amount of \$600.00 forth with.
2. the Tenant can pick up the security deposit cheque from the Landlord's agent at 12:15 p.m. on January 14, 2013.
3. the Tenant will accept the return of the security deposit as full settlement of all the disputes resulting from this tenancy.
4. the Landlord's agents agree all disputes resulting from this tenancy are settled with the return of the security deposit.
5. the Tenant will receive a Monetary Order for the amount of the security deposit \$600.00 in case the Landlord's agent does not return the full security deposit in the amount of \$600.00.

Under section 63 (1) the director can assist parties or offer parties an opportunity to settle their dispute. Pursuant to section 63 of the Act the Landlords and the Tenant agreed to the above arrangement.

As no further action is required on this file, the file is closed.

Conclusion

The Landlord agrees to return the Tenant's security deposit in the amount of \$600.00.

The Tenant and the Landlords accept that all disputes with respect to this tenancy are settled.

The Tenant will received a Monetary Order for \$600.00 in support of the return of the security deposit

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 14, 2013

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Residential Tenancy Branch

