



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

MNDC, MNSD, FF

Introduction

This hearing was convened in response to the Landlord's Application for Dispute Resolution, in which the Landlord applied for a monetary Order for money owed or compensation for damage or loss; to keep all or part of the security deposit; and to recover the fee for filing this Application for Dispute Resolution. Both parties were represented at the hearing.

Issue(s) to be Decided

Is the Landlord entitled to compensation for a premature end to a fixed term tenancy agreement; to retain all or part of the security deposit paid by the Tenant; and to recover the fee for the filing of this Application for Dispute Resolution?

Background and Evidence

After considerable discussion the parties mutually agreed to settle this dispute under the following terms: The Landlord will retain \$350.00 of the security deposit and return the remaining \$80.00 of the security deposit.

Conclusion

On the basis of this settlement agreement I grant the Tenant a monetary Order for the amount \$80.00. In the event the Landlord does not comply with this Order, it may be served on the Landlord, filed with the Province of British Columbia Small Claims Court and enforced as an Order of that Court. This agreement is recorded under the authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.