



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **FINAL DECISION**

Dispute Codes      MNSD, MNR, FF

### Introduction

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

The landlord's application is seeking orders as follows:

1. For a monetary order for unpaid rent;
2. To keep all or part of the security deposit; and
3. To recover the cost of filing the application.

The tenant's application is seeking order as follows:

1. For a monetary order for compensation for loss under the Act.

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

- 1) The tenant agreed that landlord is entitled to keep the security deposit;
- 2) The parties agreed to meet on February 28, 2013, at 1:00 pm at the rental unit and the tenant will remove her washing machine, her couch (which both parties agreed is garbage), her curtain rod and lace curtain in the kitchen, and her shower head. (If the tenant can prove the actual cost of the shower head the landlord has agreed to provide compensation in exchange for the shower head)
- 3) The parties agreed this is a **full and final settlement agreement** relating to this tenancy.

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

### Conclusion

As a result of the above settlement, the landlord is authorized to retain 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: February 25, 2013

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Residential Tenancy Branch

