



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MND, MNSD, MNDC, OLC, FF

### Introduction

This was a hearing with respect to applications by the tenant and by the landlord. The tenant applied for the return of her security deposit, including double the amount of the deposit. The landlord applied for a monetary order for the cost of cleaning, repairs and painting to the rental unit. The two applications were heard together by conference call. The landlord and the tenant called in and participated in the hearing.

### Analysis and conclusion

During the hearing I heard testimony from the tenant and the landlord and reviewed the documentary evidence that was submitted. The parties were given the opportunity to discuss the settlement of their claims. As a result of those discussions the landlord and the tenant arrived at a mutually agreeable settlement of their respective claims and of all outstanding issues relating to the tenancy and they agreed that the terms of their settlement should be embodied in the form of a binding decision and order.

Pursuant to the agreement of the parties I order that the landlord retain the sum of \$588.65 from the \$825.00 security deposit that she holds in full and final satisfaction of all claims relating to the tenancy and I grant the tenant a monetary order for the balance of her security deposit in the amount of \$264.35. This order may be registered in the Small Claims Court and enforced as an order of that court. I make no order with respect to the filing fees paid by the parties; each party will bear the cost of the filing fee for her application.

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: March 01, 2013

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Residential Tenancy Branch

