



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND, MNDC, MNR, MNSD, FF

Introduction

This was the hearing of an application by the landlord for a monetary order and an order to retain the tenant's security deposit in partial satisfaction of the award. The hearing was conducted by conference call. The landlord attended with his wife. The tenant participated in the hearing and I heard testimony from the named witness, who is the owner of the rental property. The tenant filed an application for dispute resolution that is set for hearing by conference call on June 5, 2013. The tenant's application is for the return of her security deposit, including double the amount of the deposit.

Conclusion

During the course of the hearing the parties were given an opportunity to discuss the settlement of all outstanding matters raised by the landlord's application and by the tenant's application for the return of her security deposit. The parties agreed that the landlords would retain one half of the tenant's \$575.00 security deposit in full and final satisfaction of all their claims or potential claims arising out of the tenancy and its termination, and return the sum of \$287.50 to the tenant. For her part the tenant agreed to accept the sum of \$287.50 in full and final satisfaction of all claims that she might have arising out of the tenancy, including her claim for the return of her security deposit.

The parties agreed that I would give effect to their settlement by issuing a binding decision and order in the terms agreed upon.

Pursuant to the agreement of the parties I grant the tenant a monetary order under section 67 of the *Residential Tenancy Act* in the amount of \$287.50. This order may be registered in the Small Claims Court and enforced as an order of that court. The tenant's claim has been settled and the conference call hearing scheduled to be conducted on June 5, 2013 at 9:00 A.M. is cancelled as a result of this decision.

Because these matters have been settled between the parties I make no order with respect to filing fees paid in respect of either the landlord's or the tenant's application for dispute resolution.

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 20, 2013

Residential Tenancy Branch

