



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Vancouver Management Co.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes

MNDC; MNSD; FF

Introduction

This Hearing dealt with the Tenants' Application for Dispute Resolution seeking double the amount of the security deposit, plus accrued interest; and to recover the cost of the filing fee from the Landlord.

The Hearing was attended by the Tenant and two agents for the Landlord.

Settlement Agreement

At the outset of the Hearing, the Landlord's agent RH stated that the Landlord acknowledged that it was late returning the security deposit and was therefore not contesting the Tenant's application. He stated that the Tenant had not shampooed the carpets or cleaned the drapes at the end of the tenancy and had caused some damage to the linoleum; and therefore, he was hopeful that the parties could reach an agreement without the necessity of the Landlord filing its own claim for damages.

The parties reached a settlement agreement. Pursuant to the provisions of Section 63 of the Act, and at the request of the parties, I have recorded the terms of the settlement agreement as follows:

1. The Tenant withdraws her Application for Dispute Resolution;
2. The Landlord agrees not to file an Application for damages against the Tenant;
3. The parties agree that this settlement agreement is made in full and final settlement of all outstanding issues surrounding this tenancy.
4. The Landlord will pay the Tenant the sum of \$1,050.00, representing the balance owed to the Tenant after deducting the sum of \$495.00 from double the amount of the security deposit.

Conclusion

In support of this settlement and with the agreement of both parties I hereby provide the Tenant with a Monetary Order in the amount of **\$1,050.00**. This Order may be enforced in the Province of British Columbia, Small Claims Court.

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: April 22, 2013

Residential Tenancy Branch

