



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

For the tenant: MNDC MNSD FF
For the landlord: MND MNSD MNDC FF

Introduction

This hearing was convened as a result of the cross-applications of the parties for dispute resolution under the *Residential Tenancy Act* (the “Act”).

The landlord applied for a monetary order for damage to the unit, site or property, for authorization to keep all or part of the security deposit and pet damage deposit, for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement, and to recover the filing fee.

The tenant applied for the return of his security deposit and pet damage deposit, and for a monetary order for compensation for damage or loss under the *Act*, regulation or tenancy agreement, and to recover the filing fee.

The parties confirmed receiving the evidence package from the other party and that they had the opportunity to review the evidence prior to the hearing.

Settlement Agreement

During the hearing, the parties agreed to settle all matters related to this tenancy, on the following conditions:

1. Both parties agree to withdraw their applications in full and the tenant agrees to surrender his security deposit of **\$475.00** and pet damage deposit of **\$475.00** to the landlord.

2. The parties agree that this settlement agreement represents a full and final settlement of all matters related to this tenancy and that both parties waive their filing fee as part of this settlement agreement.

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

Conclusion

I order the parties to comply with the terms of their mutually settled agreement described above.

For the benefit of both parties, I am including a copy of *A Guide for Landlords and Tenants in British Columbia* with my Decision.

This decision is final and binding on the parties, unless otherwise provided under the Act, and 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: May 10, 2013

Residential Tenancy Branch

