



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNSD

### Introduction

This hearing dealt with the tenants' application for dispute resolution under the Residential Tenancy Act (the "Act") seeking a monetary order for a return of their security deposit, doubled.

The parties appeared, the hearing process was explained and they were given an opportunity to ask questions about the hearing process.

At the outset of the hearing, each party confirmed that they had received the other party's evidence. Neither party raised any issues regarding service of the application or the evidence.

Thereafter all parties were provided the opportunity to present their evidence orally and to refer to relevant documentary evidence submitted prior to the hearing, and make submissions to me.

Thereafter a mediated discussion ensued and the parties agreed to resolve their differences.

### Settled Agreement

The tenants and the landlord agreed that they could resolve their differences and reach a mutual settlement under the following terms and conditions:

1. The landlord will return the tenants' security deposit of \$470 within two weeks of the hearing;
2. The landlord understands that the tenants will be issued a monetary order in the amount of \$470;
3. The parties agree that this Decision resolves any further issues which may or will arise out of this tenancy and in consideration of reaching a settlement of the tenants' claim, the landlord agrees that the landlord will not pursue any claims against the tenants which they may otherwise have, such as unpaid rent, loss of revenue, or damage to the rental unit; and

4. The parties acknowledge their understanding that this settled Decision resolves the matters contained in the tenants' application and that no finding is made on the merits of the said application for dispute resolution.

### Conclusion

The tenants and the landlord have reached a settled agreement as stated above.

Based upon the settled agreement as outlined above, I provide the tenants with a monetary order for \$470.00.

The final, legally binding monetary order in the amount of \$470 is enclosed with the tenant's Decision.

Should the landlord fail to pay the tenants this amount within two weeks, the order may be filed in the Provincial Court of British Columbia (Small Claims) for enforcement.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*. The parties are bound by the terms of this agreement, as well as by the terms of their tenancy agreement and the Act. Should either party violate the terms of this settled agreement, the tenancy agreement or the Act, it is open to the other party to take steps under the Act to seek remedy.

This settled agreement 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* and is being mailed to both the applicants and the respondent.

Dated: May 06, 2013

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Residential Tenancy Branch