



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

AND

RECORD OF SETTLEMENT

Dispute Codes:

MNSD, FF

Introduction

This hearing was convened in response to an application by the tenant for a Monetary Order pursuant to the *Residential Tenancy Act* (the Act).

Both parties attended the hearing and were provided opportunity to submit document evidence relevant to their dispute, and to discuss and present testimony relevant to their dispute.

At the outset the landlord explained they had recently filed for dispute resolution seeking compensation – under file: .

During the course of the hearing the parties discussed their disputes, turned their minds to compromise, and agreed to settle their issues in dispute respecting this tenancy to the full satisfaction of both their respective applications, and for all time, and that I record their settlement as per Section 63 of the Residential Tenancy Act, as follows:

1. Both parties agree that this tenancy started in September 2007.
2. Both parties agree the landlord is currently holding the security deposit in trust in the amount of \$482.50, plus accrued interest of \$9.69.
3. Both parties agree the landlord will return to the tenant the amount of **\$246.10**, and the landlord will retain an equal amount.
4. The landlord agrees they are effectively **withdrawing / cancelling** their dispute – application file: in favor of this settlement agreement of the parties.

Both parties are responsible for their costs.

Conclusion

As per the parties' settlement agreement, I **grant** the tenant a Monetary Order under Section 67 of the Act for the amount of **\$246.10**. If the landlord does not return the agreed amount, the tenant may serve the landlord with this Order, and if necessary, this

Order may be filed in the Small Claims Court of British Columbia and enforced as an Order of that Court. If the landlord returns the agreed amount this Order becomes null and of no effect.

The landlord's application file: is **withdrawn / cancelled**.

This Decision and Settlement is final and binding on both parties.

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 25, 2013

Residential Tenancy Branch