



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION **and** **Record of Settlement**

Dispute Codes:

MNR, MNDC, FF

Introduction

This hearing was convened in response to an application by the landlord for dispute resolution pursuant to the *Residential Tenancy Act* (the Act) for a Monetary Order for unpaid rent, and loss, and to recover the filing fee.

Both parties attended the hearing. Both parties were given opportunity to present relevant evidence, and make relevant submissions and to settle their dispute. Prior to concluding the hearing both parties acknowledged they had presented all of the relevant evidence that they wished to present.

During the course of the hearing the parties discussed their dispute and agreed to settle all issues in dispute for all time, to the full satisfaction of both parties, and that I record their settlement as per Section 63 of the Residential Tenancy Act, as follows:

1. the tenant and landlord agree the landlord holds the tenant's deposit(s) of \$1100.00 in trust.
2. the tenant agrees they owe the landlord unpaid rent in the amount of **\$1173.00**.
3. the tenant and landlord agree that the tenant will pay the landlord an amount of **\$500.00** in satisfaction of all other claims of the landlord.
4. the tenant and landlord agree the landlord will retain the amount held in trust and that the landlord will receive a Monetary Order for the balance of the amount owed to the landlord in the difference of **\$573.00**.

As the parties resolved their dispute, I decline to grant the landlord the filing fee.

Conclusion

I Order that the landlord retain the tenant's deposit of \$1100.00 in partial satisfaction of their claim and the parties settlement terms and I grant the landlord an Order under Section 67 of the Act for the balance due of **\$573.00**. If necessary, this Order may be filed in the Small Claims Court and enforced as an Order of that Court.

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: June 10, 2013

Residential Tenancy Branch