



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Oceania Court Apartment  
and [tenant name suppressed to protect privacy]

## **DECISION**

**and**

## **Record of Settlement**

### **Dispute Codes:**

MNSD 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 of revenue, and to recover the filing fee.

Both parties attended the hearing and were given prior opportunity to present relevant evidence, and make relevant submissions, and to settle their dispute. The tenant in attendance testified the other respondents of this matter would not be appearing in the hearing.

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 of **\$700.00** in trust.
2. the tenant and landlord agree the landlord will retain the amount held in trust; and, that the tenant will pay the landlord an additional **\$1285.00** in satisfaction of **all claims** of the landlord.
3. the tenant and landlord agree the landlord will receive a Monetary Order for the amount of **\$1285.00** owed to the landlord.

**Conclusion**

**I Order** that the landlord retain the tenant's deposit of \$700.00 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 **\$1285.00**. *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 11, 2013

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Residential Tenancy Branch