



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD, FF

Introduction

This is an application by the Tenant for a monetary order for return of the security deposit.

Both parties appeared, gave affirmed testimony and were provided the opportunity to present their evidence orally and in written and documentary form, and to cross-examine the other party, and make submissions to me.

I have reviewed all oral and written evidence before me that met the requirements of the rules of procedure. However, only the evidence relevant to the issues and findings in this matter are described in this Decision.

Settlement Agreement

During the course of the hearing the parties reached an agreement to resolve all outstanding disputes between them. Pursuant to section 63 of the Act, I record the settlement in the form of this decision and an order, as follows:

1. The Landlords and the Tenant agree that this settlement resolves all outstanding disputes between them and no further Applications or claims will be made by either party, and in consideration for this, the Tenant waives the right to return of the filing fee for the Application;
2. The Landlords agree to return the security deposit of \$1,050.00 to the Tenant;
3. The Tenant agrees the Landlords may withhold \$318.99 from the deposit; and
4. Therefore, the Landlords shall return to the Tenant the balance owed of **\$731.01**, and the Tenant agrees to accept this sum in full satisfaction of all his claims.

The parties are commended for reaching an agreement to resolve this dispute.

Conclusion

Based on the settlement agreement between the parties, I Order that the Landlords pay the Tenant the sum of **\$731.01**

The Tenant is given a formal Order in the above terms and the Landlords must be served with a copy of this Order as soon as possible. This Order may be filed in the Small Claims division of the Provincial Court and enforced as an Order of that Court.

The Landlords were cautioned that some of the terms in their tenancy agreement are contrary to the Act, and therefore, I have provided them with a copy of a guidebook for the *Residential Tenancy Act*.

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 Act.

Dated: July 23, 2013

Residential Tenancy Branch

