



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MND, MNR, MNSD, FF

There are applications filed by both parties. The Landlord seeks a monetary claim for damage to the unit, site or property, for unpaid rent, to keep all or part of the security deposit and recovery of the filing fee. The Tenant also seeks a monetary claim for the return of double the security deposit and recovery of the filing fee.

Both parties attended the hearing by conference call and confirmed receipt of the notice of hearing and evidence packages submitted by the other party.

Section 63 of the Residential Tenancy Act provides that the parties may attempt to settle their dispute during a hearing. Pursuant to this provision, discussion between the two parties during the hearing led to a resolution. Specifically, it was agreed as follows:

Both parties agreed that the Tenants shall apply the \$1,670.00 in rent arrears owed to the Landlord to the monetary order of \$3,210.00 received on Residential Tenancy Branch File No. 804831 leaving a balance of \$1,540.00.

Both parties agreed that the Tenants would forfeit the \$750.00 security deposit to the Landlord for damages and that the Landlord would make payment of \$1,540.00 by cheque to the Tenant by July 31, 2013 as the final payment and the Tenant shall receive a monetary order to reflect this agreement.

The above particulars comprise full and final settlement of all aspects of the dispute arising from this application for 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: July 09, 2013

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Residential Tenancy Branch

