



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

MNDC, MNSD, FF

Introduction

This hearing was convened in response to the Landlord's Application for Dispute Resolution, in which the Landlord applied for a monetary Order for money owed or compensation for damage or loss; to keep all or part of the security deposit; and to recover the fee for filing this Application for Dispute Resolution.

The Landlord stated that on May 21, 2013 copies of the Application for Dispute Resolution and Notice of Hearing were sent to the female Tenant, via registered mail, to a forwarding address she provided at the end of the tenancy. The Landlord submitted Canada Post Documentation that corroborates this statement. In the absence of evidence to the contrary, I find that these documents have been served in accordance with section 89 of the *Act*, however the female Tenant did not appear at the hearing.

The Landlord and the male Tenant were represented at the hearing.

Issue(s) to be Decided

Is the Landlord entitled to compensation for damage to the rental unit and to retain all or part of the security deposit?

Background and Evidence

The Landlord and the Tenant mutually agreed to settle this dispute, and any other disputes regarding this tenancy, under the following terms:

- The Tenant agrees to allow the Landlord to retain the security deposit of \$475.00
- The Tenant agrees to pay the Landlord \$800.00.

Analysis

The parties mutually agreed to resolve this dispute.

Conclusion

On the basis of settlement agreement I grant the Landlord a monetary Order for the amount \$800.00. In the event that the Tenant does not comply with this Order, it may be served on the Tenant, filed with the Province of British Columbia Small Claims Court and enforced as an Order of that Court.

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 20, 2013

Residential Tenancy Branch