



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD

Introduction

This hearing was convened as a result of the tenant's application for dispute resolution under the *Residential Tenancy Act* (the "Act"). The tenant applied for a monetary order for the return of her security deposit.

The tenant and landlord, BH, attended the hearing. The parties gave affirmed testimony, were provided the opportunity to present their evidence orally and in documentary form prior to the hearing, and make submissions to me.

The landlord confirmed receiving the evidence package from the tenant and that they had the opportunity to review the evidence prior to the hearing. Landlord, BH, confirmed that the landlords did not submit evidence in response to the tenant's application. I find the landlords were served in accordance with the *Act*.

Settlement Agreement

During the hearing, the parties agreed to settle all matters related to this tenancy, on the following conditions:

1. The landlord agrees to return the tenant's full security deposit of **\$350.00** by Interac E-Transfer payment on or before **July 25, 2013**. The tenant provided her e-mail address to the landlord which the parties confirmed during the hearing for the purposes of the Interac E-Transfer payment.
2. The tenant agrees to withdraw her claim in full as part of this settlement agreement.
3. The parties agree that this settlement agreement represents a full and final settlement of all matters related to this tenancy.

4. The tenant is granted a monetary order pursuant to section 67 of the *Act* in the amount of **\$350.00**, which will be of no force or effect if the amount owing has been paid in accordance with #1 above.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*.

Conclusion

I order the parties to comply with the terms of their mutually settled agreement above.

The tenant is granted a monetary order pursuant to section 67 of the *Act* in the amount of **\$350.00**, which will be of no force or effect if the amount owing has been paid in accordance with #1 above.

For the benefit of both parties, I am including a copy of *A Guide for Landlords and Tenants in British Columbia* with my Decision.

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 *Residential Tenancy Act*.

Dated: July 24, 2013

Residential Tenancy Branch

