



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding WESTHALL PROPERTIES LTD.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNR, MNSD, MNDC, FF

Introduction

This hearing was scheduled to deal with a landlord's application for a Monetary Order for unpaid rent and/or utilities; damage or loss under the Act, regulations or tenancy agreement; and, authorization to retain all or part of the security deposit. Both parties appeared or were represented at the hearing and were provided the opportunity to make relevant submissions, in writing and orally pursuant to the Rules of Procedure, and to respond to the submissions of the other party.

Shortly after the hearing commenced the landlord indicated the parties had reached an agreement with respect to compensation and the security deposit. The tenants were agreeable to the terms of settlement proposed by the landlord. By way of this decision and the Monetary Order that accompanies it I have recorded the settlement agreement reached by the parties.

Issue(s) to be Decided

What are the terms of the settlement agreement?

Background and Evidence

During the hearing, the parties mutually agreed upon the following agreement in full and final satisfaction of any claims related to this tenancy:

1. The landlord may deduct the total sum of \$490.00 from the tenants' security deposit.
2. The landlord shall return the balance of the security deposit in the amount of \$180.00 to the tenants without delay.

Analysis

Pursuant to section 63 of the Act, I have the authority to assist parties in reaching a settlement agreement during the hearing and to record a settlement agreement in the form of a decision or order.

I have accepted and recorded the settlement agreement reached by the parties during this hearing and make the terms an Order to be binding upon both parties.

In recognition of the settlement agreement I have provided the tenants with a Monetary Order in the amount of \$180.00 to ensure payment is made.

Conclusion

The parties entered into a settlement agreement that I have recorded in this decision. In recognition of the settlement agreement the tenants have been provided a Monetary Order in the amount of \$180.00 to serve and enforce as necessary.

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: September 20, 2013

Residential Tenancy Branch

