



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND, MNDC, MNR, MNSD

This is an application filed by the Landlord for a monetary claim for damage to the unit, site or property, for money owed or compensation for damage or loss, for unpaid rent or utilities and to keep all or part of the security deposit.

Both parties attended the hearing by conference call and gave testimony.

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 Tenant would surrender \$789.00 of the \$2,000.00 combined security and pet damage deposits to the Landlord. Both parties also agreed that the Landlord would return the remaining \$1,211.00 to the Tenant by sending a cheque to the Tenant. The Tenant is granted a monetary order for the remaining \$1,211.00 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: September 04, 2013

Residential Tenancy Branch

