



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

and

RECORD OF SETTLEMENT

Dispute Codes: MNSD MNDC FF

Introduction

This hearing was convened in response to an application by the landlord for monetary order pursuant to the *Residential Tenancy Act* (the Act).

During the course of the hearing the parties discussed their dispute and agreed to settle the landlord's application to the satisfaction of both parties for all time, and that I record their settlement as per Section 63 of the Residential Tenancy Act, as follows:

1. the tenant and landlord agree the landlord may retain the tenant's security deposit in the amount of \$440.00.
2. the tenant and landlord agree the tenant will pay the landlord \$490.00 on or before October 31, 2013.

I grant the landlord a monetary order in the agreed amount of \$490.00. If the landlord serves the Order on the tenant and the tenant fails to comply with the Order, the Order may be filed in the Small Claims Court and enforced as an Order of that Court.

This Decision and Order is final and binding on the 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 10, 2013



Residential Tenancy Branch

RTB-136

All decisions are binding and both landlord and tenant are required to comply.

The RTB website (www.rto.gov.bc.ca) has information about:

- How and when to enforce an order of possession:
Fact Sheet RTB-103: *Landlord: Enforcing an Order of Possession*
- How and when to enforce a monetary order:
Fact Sheet RTB-108: *Enforcing a Monetary Order*
- How and when to have a decision or order corrected:
Fact Sheet RTB-111: *Correction of a Decision or Order*
- How and when to have a decision or order clarified:
Fact Sheet RTB-141: *Clarification of a Decision or Order*
- How and when to apply for the review of a decision:
Fact Sheet RTB-100: *Review Consideration of a Decision or Order* **(Please Note: Legislated deadlines apply)**

To personally speak with Residential Tenancy Branch (RTB) staff or listen to our 24 Hour Recorded Information Line, please call:

- Toll-free: 1-800-665-8779
- Lower Mainland: 604-660-1020
- Victoria: 250-387-1602

Contact any Service BC Centre or visit the RTB office nearest you. For current information on locations and office hours, visit the RTB web site at www.rto.gov.bc.ca