



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Codes: MNSD, FF

### Introduction:

The tenant has applied for a monetary Order to recover her security deposit. Both parties attended the hearing.

### Facts:

A tenancy began on September 1, 2011 with rent in the amount of \$ 750.00 due in advance on the first day of each month. The tenant paid a security deposit totalling \$ 375.00 on September 1, 2011. The tenant moved out on August 31, 2013 and the landlord claimed that he incurred repair expenses.

### Settlement:

The parties settled this matter and they have asked that I record the agreement pursuant to section 63(2) as follows:

- a. In satisfaction for all claims the landlord and tenant now have or may have arising from this tenancy the parties agree that the landlord shall pay the tenant all of the tenant's security deposit which together with interest totals \$ 375.00, and
- b. In consideration for this mutual settlement the parties agree that no further claims will be made by either party whatsoever arising from this tenancy.

Conclusion:

As a result of the settlement I granted the tenant a monetary Order in the amount of \$ 375.00. This order may be filed in the Small Claims Court and enforced as an order of that Court. There shall be no order as to reimbursement of the filing fee. I have dismissed all other claims made by the tenant.

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: October 22, 2013

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Residential Tenancy Branch

