



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

And

RECORD OF SETTLEMENT

Dispute Codes:

Tenant: MNSD
Landlord: MNSD, MND, MNDC, MNR, FF

Introduction

This hearing was convened in response to cross-applications by the parties for dispute resolution.

The tenant filed on August 02, 2013 pursuant to the *Residential Tenancy Act* (the Act) for Orders as follows:

1. An Order for return of the security / pet damage deposit - Section 38

The landlord filed on August 09, 2013 pursuant to the *Residential Tenancy Act* (the Act) for Orders as follows:

1. A Monetary Order for damages – Section 67
2. A Monetary Order for unpaid rent – Section 67
3. A Monetary Order for loss – Section 67
4. An Order to retain the security deposit - Section 38
5. An Order to recover the filing fee for this application - Section 72.

During the course of the hearing, the parties discussed their dispute and turned their minds to compromise. The parties reached agreement, choosing to settle this matter for all time, in full satisfaction of their entire respective monetary claims to the parties' mutual satisfaction, on the following conditions, and at their request that I record the parties' settlement as per Section 63 of the Act as follows.

1. The tenant and landlord agree the landlord holds the tenant's security and pet damage deposits, in the sum of \$850.00, in trust.
2. The tenant and landlord agree that the landlord will keep and retain the tenant's deposits totalling **\$850.00**.

Conclusion

In accordance with the parties' settlement agreement, **I Order** that the landlord may retain the tenant's security deposit and pet damage deposit in the sum of **\$850.00**.

This Decision and settlement agreement are final and binding on 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: October 16, 2013

Residential Tenancy Branch

