



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      MND MNSD FF

### Introduction

This hearing was convened as a result of the landlord's application for dispute resolution under the *Residential Tenancy Act* (the "Act"). The landlord applied for a monetary order for damage to the unit, site or property, for authorization to retain all or part of the security deposit, and to recover the filing fee.

The tenant and landlord LN attended the hearing. The parties gave affirmed testimony, were provided the opportunity to present their evidence orally and in documentary form prior to the hearing, and make submissions to me.

### Settlement Agreement

During the hearing, the parties agreed to settle this matter, on the following conditions:

1. The parties agree that the landlords may retain **\$500.00** of the tenant's \$550.00 security deposit as compensation for damage to the rental unit.
2. The parties agree that the landlords may retain the remaining **\$50.00** of the tenant's security deposit which the parties agree fulfills the tenant's November 2013 Small Claims payment of \$50.00 towards Small Claim File #C70249. The landlords agree to mail the tenant a receipt for \$50.00 to be post-marked by November 1, 2013.
3. The landlords withdraw their application in full and waive their filing fee as part of this mutually settled agreement.
4. The parties agree that this mutually settled agreement represents a full and final settlement of all matters related to this tenancy under the *Act*.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*.

Conclusion

I order the parties to comply with the terms of their settled agreement described above.

This decision is final and binding on the parties, unless otherwise provided under the Act, and 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 29, 2013

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Residential Tenancy Branch

