



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

MND; MNR; MNSD; FF

Introduction

This is the Landlord's application for a monetary award for unpaid rent and damage to the rental unit; to apply the security deposit towards her monetary award; and to recover the cost of the filing fee from the Tenant.

The parties gave affirmed testimony at the Hearing.

Settlement Agreement

At the outset of the Hearing, the parties advised that they had reached a settlement agreement. Pursuant to the provisions of Section 63 of the Act and at the request of the parties, I have hereby recorded the terms of the settlement.

1. In satisfaction for all claims the Landlord and Tenant now have or may have arising from this tenancy, the parties agree that the Landlord will retain **\$275.00** from the security deposit.
2. The remainder of the security deposit in the amount of **\$475.00** will be returned to the Tenant forthwith.
3. 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

In support of the settlement agreement, I hereby provide the Tenant with a Monetary Order in the amount of **\$475.00**. This Order may be enforced in the Provincial Court of British Columbia (Small Claims).

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: November 06, 2013

Residential Tenancy Branch

