



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      MNDC MNSD O FF

### Introduction

This hearing dealt with an Application for Dispute Resolution filed on August 23, 2013, by the Tenants to obtain a Monetary Order for: the return of double their security deposit; money owed or compensation for damage or loss under the Act, regulation or tenancy agreement; for other reasons; and to recover the cost of the filing fee from the Landlord for this application.

The parties appeared at the teleconference hearing, acknowledged receipt of evidence submitted by the Tenant and gave affirmed testimony. At the outset of the hearing I explained how the hearing would proceed and the expectations for conduct during the hearing, in accordance with the Rules of Procedure. Each party was provided an opportunity to ask questions about the process however, each declined and acknowledged that they understood how the conference would proceed.

During the hearing each party was given the opportunity to provide their evidence orally, respond to each other's testimony, and to provide closing remarks. A summary of the testimony is provided below and includes only that which is relevant to the matters before me.

### Issue(s) to be Decided

Have the parties agreed to settle this matter?

### Background and Evidence

During the course of this proceeding the parties agreed to settle these matters.

### Analysis

Pursuant to section 63 of the *Act*, the Arbitrator may assist the parties to settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order.

During the hearing, the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute on the following terms:

- 1) The Tenant has withdrawn her application; and
- 2) The Landlord will pay the Tenant **\$300.00** as final compensation in the return of her security and pet deposits.

A Monetary Order will be issued to the Tenant in support of the above settlement agreement.

### Conclusion

The Tenant has been issued a Monetary Order in the amount of **\$300.00**. This Order is legally binding and must be served upon the Landlord. In the event that the Landlord does not comply with this Order it may be filed with the Province of British Columbia Small Claims Court and enforced as an Order of that Court.

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 29, 2013

---

Residential Tenancy Branch

