



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MND, MNSD, MNDC, FF

### Introduction

This hearing was scheduled to deal with cross applications. The landlord applied for a Monetary Order for compensation for damage, cleaning and garbage removal costs. The tenant applied for a Monetary Order for the unreturned portion of the security deposit. Both parties appeared or were represented at the hearing and were provided the opportunity to make relevant submissions, in writing and orally pursuant to the Rules of Procedure, and to respond to the submissions of the other party.

After both parties were provided the opportunity to be heard, the parties indicated a willingness to resolve their dispute by way of a settlement agreement. I have recorded the settlement agreement by way of this decision.

### Issue(s) to be Decided

What are the terms of settlement?

### Background and Evidence

It was undisputed that the landlord has already refunded \$200.00 of the \$550.00 security deposit to the co-tenants and continues to hold the balance of \$350.00.

During the hearing the parties mutually agreed upon the following:

1. The tenant authorizes to landlord to retain, and the landlord agrees to accept, the balance of the unreturned security deposit in the amount of \$350.00 in full and final settlement of any and all disputes related to this tenancy.

Analysis

Pursuant to section 63 of the Act, I have the authority to assist parties in reaching a settlement agreement during the hearing and to record a settlement agreement in the form of a decision or order. I have accepted and recorded the settlement agreement reached by the parties during this hearing and make the term(s) an Order to be binding upon both parties.

Pursuant to the settlement agreement, I authorize the landlord to retain the unreturned balance of the security deposit in the amount of \$350.00.

Conclusion

The parties resolved their disputes by way of a settlement agreement. The landlord is authorized to retain the unreturned balance of the security deposit in the amount of \$350.00.

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

