



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD, FF

Introduction

This hearing dealt with an Application for Dispute Resolution by the landlord to keep all or part of the security deposit for damages to the unit.

Both parties appeared. During the hearing the parties agreed to settle this matter, on the following condition:

- 1) The tenants agreed the landlord is entitled to retain the security deposit to offset any damages to the unit.

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

As the landlord's application had merit, I find the landlord is entitled to recover the cost of the filing fee from the tenants. The landlord is granted a monetary order in the amount of **\$50.00**. This order may be filed in the Provincial Court (Small Claims) and enforced as an order of that Court.

Conclusion

The landlord is authorized to retain the tenants' security deposit. The landlord is granted a monetary order to recover the cost of the filing fee from the tenants.

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 18, 2013

Residential Tenancy Branch

