



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC, MNSD, FF

Introduction

This matter dealt with an application by the Landlord for monetary compensation for loss or damage under the Act, regulations or tenancy agreement, to retain the Tenant's security deposit and to recover the filing fee for this proceeding.

The Landlord's agent said she served the Tenant with the Application and Notice of Hearing (the "hearing package") by registered mail on September 11, 2013. The Landlord provided a Canada Post receipt and tracking information to support the service of the documents. Based on the evidence of the Landlord's agent, I find that the Tenant was served with the Landlord's hearing package as required by s. 89 of the Act and the hearing proceeded with both parties in attendance.

During the course of the hearing, the parties reached an agreement to settle these matters, on the following conditions:

1. the Landlord agreed to accept \$1,000.00 from the Tenant as full settlement for the claims in the Landlord's application.
2. the Tenant agreed to pay the Landlord \$1,000.00 as full settlement for the Landlord's claims in the application.
3. both parties agreed the \$1,000.00 would be paid by cash, certified cheque or money order on or before 12:00 p.m. (noon) on December 31, 2013 at the Landlord's Agent's office.
4. as well the Landlord will receive a monetary order for \$1,000.00 as support for this agreement.

Under section 63 (1) the director can assist parties or offer parties an opportunity to settle their dispute. Pursuant to section 63 of the Act the Landlord and the Tenant agreed to the above arrangement.

As no further action is required on this file, the file is closed.

Conclusion

The Parties agreed that the Tenant will pay the Landlord \$1,000.00 as full settlement of this dispute by noon on December 31, 2013.

A Monetary Order in the amount of \$1,000.00 has been issued to the Landlord. A copy of the Order must be served on the Tenant: the Monetary Order may be enforced in the Provincial (Small Claims) Court of British Columbia.

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: December 18, 2013

Residential Tenancy Branch

