



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNDC, MNSD, FF, MNR

### Introduction:

The tenant applied for a monetary order for recovery of his security deposit and rent. The landlord made a monetary claim for unpaid rent, damage and the cost of a microwave.

### Facts:

Both parties attended a conference call hearing. A tenancy began on October 5, 2013 with rent in the amount of \$ 475.00 due in advance on the first day of each month. The tenant paid a security deposit totalling \$ 237.00 on October 5, 2013.. The tenant moved out on October 15, 2013 with only one day notice because he alleged the landlord to not provide what he required as part of the tenancy and the landlord claimed that she incurred a loss of rent.

### Settlement:

The parties settled this matter and they have asked that I record the agreement pursuant to section 63(2) as follows:

- a. 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 be permitted to retain the sum of \$ 57.00 from the tenant's security deposit,
- b. The parties agree that the landlord shall pay the tenant the balance of the security deposit which together with interest totals \$ 180.00 by March 21, 2014, and
- c. 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:

As a result of the settlement I ordered that the landlord retain the sum of \$ 57.00 from the security deposit and I granted the tenant a monetary Order in the amount of \$ 180.00 payable by March 21, 2014. . This order may be filed in the Small Claims Court and enforced as an order of that Court. There shall be no order as to reimbursement of the filing fee to either party. I have dismissed all other claims made by the parties without leave to reapply.

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: February 04, 2014

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Residential Tenancy Branch

