



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

For the tenant: MNSD, FF

For the landlord: MNSD, MND, MNDC, FF

Introduction

This hearing was convened as the result of the applications for dispute resolution under the Residential Tenancy Act (the "Act") by each party, with the tenant applying for a monetary order for a return of his security deposit and for recovery of the filing fee and the landlords applying for authority to retain the tenant's security deposit, a monetary order for money owed or compensation for damage or loss and alleged damage to the rental unit and for recovery of the filing fee.

The tenant, his advocate, and the landlords appeared, the hearing process was explained and thereafter, the hearing was conducted on both applications.

Near the conclusion of the hearing, prior to the tenant responding to the landlords' application, a mediated discussion ensued and the parties agreed to resolve their differences.

Settled Agreement

The tenant and the landlord agreed that they could resolve their differences and reach a mutual settlement under the following terms and conditions:

1. The landlords agree to return the remaining portion of the tenant's security deposit in the amount of \$425, by paying to the tenant \$212.50 on or before March 7, 2014, and the remaining \$212.50 on or before March 21, 2014;
2. The landlords understand that the tenant will be issued a legal and binding monetary order to ensure the payments as noted above;
3. The tenant understands that the monetary order is of no force or effect pending the landlord's payments as noted above; and

4. The parties acknowledge their understanding that this settled Decision resolves the matters contained in the parties' respective applications and that no finding is made on the merits of either application for dispute resolution.

Conclusion

The tenant and the landlords have reached a settled agreement.

Based upon the settled agreement as outlined above, I provide the tenant with a monetary order for \$425.

The final, legally binding monetary order in the amount of \$425 is enclosed with the tenant's Decision.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*. The parties are bound by the terms of this agreement, as well as by the terms of their tenancy agreement and the Act. Should either party violate the terms of this settled agreement, the tenancy agreement or the Act, it is open to the other party to take steps under the Act to seek remedy.

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* and is being mailed to both the applicant/tenant and the applicants/landlords.

Dated: March 07, 2014

Residential Tenancy Branch

