



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

MND, MNSD, MNDC, FF.

Introduction

This hearing dealt with an application by the landlord, pursuant to the *Residential Tenancy Act*. The landlord applied for a monetary order for the cost of repairs, loss of income and for the recovery of the filing fee. The landlord also applied to retain the pet and security deposits in partial satisfaction of his claim.

Both parties attended the hearing and were given full opportunity to present evidence and make submissions.

Issues to be decided

Is the landlord entitled to a monetary order?

Background and Evidence

The tenancy started on December 02, 2012 and ended on December 01, 2013. The monthly rent was \$925.00 and prior to moving in the tenant paid a security deposit of \$475.00 and a pet deposit of \$462.00.

The landlord's claim was discussed at length. During the hearing the parties engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute.

Analysis

Pursuant to Section 63 of the *Residential Tenancy Act*, the Arbitrator may assist the parties settle their dispute and if the parties settle their dispute during the hearing, the settlement may be recorded in the form of a decision or an order.

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

1. The tenant agreed to allow the landlord to retain \$637.00 from the deposits and agreed to accept \$300.00 from the landlord in full and final settlement of all claims against the landlord.
2. The landlord agreed to accept the \$637.00 from the deposits and return \$300.00 to the tenant in full and final settlement of all claims against the tenant.
3. The parties stated that they understood and agreed that the above particulars comprise **full and final settlement** of all aspects of the dispute for both parties.

Conclusion

Pursuant to the above agreement, the landlord may retain \$637.00 from the deposits and must return \$300.00 to the tenant within 15 days of receipt of this decision

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: April 04, 2014

Residential Tenancy Branch

