



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      MNSD FF

### Introduction

This hearing was convened as a result of the tenant's application for dispute resolution under the *Residential Tenancy Act* (the "Act"). The tenant applied for return of the security deposit and pet damage deposit under the *Act*.

The applicant tenant, his spouse and the landlord attended the hearing. The parties gave affirmed testimony, were provided the opportunity to present their evidence orally and in documentary form prior to the hearing, and make submissions to me.

### Settlement Agreement

During the hearing, the parties agreed to settle all matters related to this tenancy, on the following conditions:

1. The landlord agrees to pay the tenant **\$1,500.00** comprised of the return of the full \$750.00 security deposit and the full \$750.00 pet damage deposit, **on or before April 17, 2014**, by Interac e-mail money transfer. The tenant's e-mail address was provided during the hearing and was confirmed by the landlord.
2. The tenant is granted a monetary order in the amount of \$1,500.00 which will have no force or effect if the landlord pays the tenant in accordance with #1 above.
3. The tenant waives the right to double the security deposit and pet damage deposit and the filing fee under the *Act*.
4. The tenant withdraws his application in full as part of this mutually settled agreement.
5. The parties agree that this mutually settled agreement represents a full and final settlement of all matters related to this tenancy.

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

Conclusion

I order the parties to comply with the terms of their mutually settled agreement described above.

The tenant has been granted a monetary order in the amount of \$1,500.00 which will be of no force or effect if the amount owing has been paid as described above. If the landlord does not pay the amount as described above, this order must be served on the landlord and may be filed in the Provincial Court (Small Claims) and enforced as an order of that court.

This decision is final and binding on the parties, unless otherwise provided under the Act, and 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 9, 2014

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Residential Tenancy Branch

