



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding METRO VANCOUVER HOUSING CORPORATION
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNSD, MNDC, FF

Introduction

This hearing was convened by way of conference call in response to an Application for Dispute Resolution (the “Application”) made by the Landlord to keep the Tenants’ security deposit; for money owed or compensation for damage or loss under the *Residential Tenancy Act* (the “Act”); and to recover the filing fee for the Application.

An agent for the Landlord and the building manager appeared for the hearing along with one of the Tenants. No issues in relation to the service of the hearing documents and evidence in accordance with the Act and Rules of Procedure were raised by any of the parties.

At the start of the hearing, the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise and achieved a resolution of the dispute.

Analysis & Conclusion

Pursuant to section 63 of the Act, the arbitrator may assist the parties to settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order. Both parties **agreed** to settle the dispute in full as follows:

- The Landlord will return the entire Tenants’ security deposit in the amount \$477.50.
- This is in full satisfaction of the Landlord’s Application.
- The Tenant is issued with a Monetary Order in the amount of \$477.50 which is enforceable in the Small Claims court if the Landlord fails to return the Tenant’s security deposit.

This agreement and order is fully binding on the parties and is in full and final satisfaction of **all** the issues associated with the tenancy.

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 16, 2014

Residential Tenancy Branch

