



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding MILNER GROUP VENTURES INC.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNSD, MNDC, FF

Introduction

This hearing dealt with the tenants' application for dispute resolution under the Residential Tenancy Act (the "Act"). The tenants applied for a monetary order for money owed or compensation for damage or loss, a monetary order for a return of their security deposit, and for recovery of the filing fee.

The parties attended, the hearing process was explained and they were given an opportunity to ask questions about the hearing process.

Thereafter both parties were provided the opportunity to present their evidence orally and to refer to relevant documentary evidence submitted 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 **\$650** comprised of the return of the full \$600 security deposit and the filing fee of \$50. The tenant's address was confirmed during the hearing as the address listed on her application.

2. The tenant is granted a monetary order in the amount of \$650 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 which she may have been entitled under section 38 the *Act*.
4. The tenant withdraws their 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, including any claims for damage the landlord may have.**

Conclusion

The tenant and the landlord have reached a settled agreement.

Based upon the settled agreement as outlined above, I provide the tenant with a monetary order for \$650, 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, the order may be filed in the Provincial Court of British Columbia (Small Claims) for enforcement, the costs for which are recoverable from the landlord.

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 and the respondent.

Dated: May 1, 2014

Residential Tenancy Branch

