



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

**and**

## **RECORD OF SETTLEMENT**

### **Dispute Codes**

MNSD, MNDC, FF

### **Introduction**

This hearing was convened in response to cross-applications by the tenant and landlord for a monetary order respecting the security deposit of the tenancy, and to recover their respective filing fees.

Both parties attended the conference call hearing and provided their testimony and were permitted to discuss their dispute. Both parties provided document evidence.

### **Issue(s) to be determined**

Is the tenant entitled to the monetary amount claimed?

Is the landlord entitled to the monetary amounts claimed?

### **Background and Evidence**

This tenancy has ended. At the outset of the tenancy the landlord collected a security deposit of \$400.00 which the landlord retains in trust.

During the hearing, the parties briefly discussed their dispute. The parties reached agreement, choosing to settle this matter for all time, *in full satisfaction of one another's claims and to the parties' mutual satisfaction*, on the following conditions; and, at their request, each confirmed that I record the parties' settlement as per Section 63 of the Act as follows.

1. The tenant and landlord agree that the landlord will return to the tenant the amount of **\$450.00**, which is comprised of the tenant's original \$400.00 plus their filing fee of \$50.00.

So as to perfect this agreement, the tenant will receive a **Monetary Order** in the agreed amount owed by the landlord. If the parties act on their agreement and the landlord pays the tenant the agreed amount, the Monetary Order automatically becomes null and of no effect.

### **Conclusion**

**I grant** the tenant a **Monetary Order** under Section 67 of the Act in the amount of **\$450.00**. The tenant is being given this Order. If the landlord does not pay the tenant the agreed amount, the tenant may serve the Order on the landlord. If necessary, the Order may be filed in Small Claims Court and enforced as an order of that Court.

**This Decision and Settlement is final and binding on both parties.**

*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: May 21, 2014

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Residential Tenancy Branch

