



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MND, MNSD, FF

### Introduction

This hearing was convened by way of conference call concerning an application made by the landlord for a monetary order for damage to the unit, site or property; for an order permitting the landlord to keep all or part of the pet damage deposit or security deposit; and to recover the filing fee from the tenant for the cost of the application.

The landlord and the tenant both attended.

During the course of the hearing, the parties agreed to settle this dispute on the following conditions:

1. The landlord will keep the security deposit in full satisfaction of the landlord's claim, and the balance of the landlord's application is abandoned.
2. No further claims may be made by the landlord for damage to the unit, site or property;
3. No further claims may be made by the tenant with respect to recovery of the security deposit.

Since the parties have settled this dispute, I decline to order that the landlord recover the filing fee from the tenant.

### Conclusion

For the reasons set out above, I hereby order the landlord to keep the security deposit in full satisfaction of the claim.

I further order that no further claims may be made by the landlord for damage to the unit, site or property.

I further order that no further claims may be made by the tenant with respect to return of the security deposit.

The landlord's application for a monetary order for recovery of the filing fee is hereby dismissed without leave to reapply.

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: August 12, 2014

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Residential Tenancy Branch

