



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes For the tenant: MNSD, MNR
For the landlord: MNSD, MND

Introduction

This hearing was convened as the result of the parties' respective applications for dispute resolution under the Residential Tenancy Act (the "Act").

The tenant applied for a monetary order for a return of her security deposit and a monetary order for the cost of emergency repairs.

The landlords applied for authority to retain the tenant's security deposit and pet damage deposit and for monetary compensation due to damage to the rental unit.

The tenant and the landlords attended the teleconference hearing, and each side presented their positions in support of their application.

Thereafter a mediated discussion ensued, the parties agreed to resolve their differences and to record their settlement.

Settled Agreement

1. The tenant agrees that the landlords may keep her security deposit and pet damage deposit of \$487.50 each;
2. The parties agree that by virtue of the landlords keeping the tenant's security deposit and pet damage deposit, both parties forgo any further claim against each other, and that this settled agreement represents a full and final settlement of respective claims listed in their respective applications; and
3. The parties understand that no finding is made on the merits of either application for dispute resolution.

Conclusion

The tenant and the landlord have reached a settled agreement.

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/tenant and the applicants/landlords.

Dated: August 5, 2014

Residential Tenancy Branch

