



# Dispute Resolution Services

Page: 1

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 in response to an Application for Dispute Resolution (the "Application") made by the Landlord for a Monetary Order for damage to the rental unit, to keep all of the Tenants' security deposit, and to recover the filing fee from the Tenants. Both parties appeared for the hearing and acknowledged receipt of the Notice of Hearing documents as well as each other's documentary evidence. The parties agreed that the Tenants had paid a \$400.00 security deposit to the Landlord at the start of the tenancy which was still retained by the Landlord. Both parties made a number of submissions and presented evidence throughout the hearing. However, after being given an opportunity to settle the matter between the parties through a mutual agreement, 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. The Tenants agreed that the Landlord will keep the Tenants' security deposit in the amount of **\$400.00** which the Landlord currently holds. This agreement is fully binding on the parties and is in full and final satisfaction of the Landlords' Application.

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: September 16, 2014

---

Residential Tenancy Branch

