



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

MNSD, FF

Introduction

This hearing was scheduled in response to the tenant's Application for Dispute Resolution, in which the tenant has requested a monetary Order for return of the \$500.00 security deposit and to recover the filing fee from the landlord for the cost of this Application for Dispute Resolution.

The landlord confirmed receipt of the hearing package; the tenant received the landlord's written submission.

Both parties were affirmed.

Mutually Settled Agreement

The tenancy commenced on May 1, 2013 and ended in April 2014 after proper notice was given. A security deposit in the sum of \$500.00 was paid.

The tenant and landlord agreed to the following:

- The landlord will return \$250.00 of the \$500.00 security deposit to the tenant;
- The landlord is entitled to retain \$250.00 of the \$500.00 security deposit, in satisfaction of all claims that the landlord might have;
- That all matters related to the tenancy that ended in April 2014 have been resolved; and
- That neither party is entitled to make any further claim against the other in relation to this tenancy.

Opportunity to settle dispute

63 (1) *The director may assist the parties, or offer the parties an opportunity, to settle their dispute.*

(2) *If the parties settle their dispute during dispute resolution proceedings, the director may record the settlement in the form of a decision or an order.*

Therefore, in support of the mutually settled agreement, I find that the tenant is entitled to return of \$250.00 and that the landlord is entitled to retain the balance of the security deposit in the sum of \$250.00. I Order that all matters related to this tenancy are settled and that neither party is entitled to make any further claim against the other.

Based on the mutually settled agreement I grant the tenant a monetary Order in the sum of \$250.00. In the event that the landlord does not comply with this Order, it may be served on the landlord, filed with the Province of British Columbia Small Claims Court and enforced as an Order of that Court. Once payment has been made by the landlord this Order will no longer be enforceable.

This decision and mutually settled agreement is final and binding and 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 30, 2014

Residential Tenancy Branch

