



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION AND RECORD OF SETTLEMENT

Dispute Codes

MNSD

Introduction

This hearing was convened in response to an application by the tenant under the *Residential Tenancy Act* (the Act), for return of their security deposit.

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

Issue(s) to be determined

Is the tenant entitled to the monetary amount claimed?

Background and Evidence

This tenancy began December 01, 2012 and ended August 31, 2013. Rent was in the amount of \$800.00. At the outset of the tenancy the landlord collected a security deposit and pet damage deposit in the aggregate of \$800.00 of which the landlord retains \$400.00 in trust.

During the course of the hearing, the parties discussed their dispute. The parties then reached agreement, choosing to settle this matter and all matters of this tenancy for all time, *in full satisfaction of the tenant's claim, and to the parties' mutual satisfaction*, on the following conditions, and at their request 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 pay the tenant **\$200.00**, forthwith, and no later than within 30 days of the date of this Decision.

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 **\$200.00**. 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: November 26, 2014

Residential Tenancy Branch

