



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding MacDonald Commercial Realty Ltd.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      MNDC, MNSD, FF

There are applications filed by both parties. The landlord seeks a monetary order for money owed or compensation for damage or loss under the Act, regulation or tenancy agreement, to keep all or part of the security deposit and recovery of the filing fee. The tenant seeks a monetary order for money owed or compensation for damage or loss under the Act, regulation or tenancy agreement, for the return of the security deposit and recovery of the filing fee.

Both parties have attended the hearing by conference call and gave testimony. As both parties have attended and have confirmed receipt of the notice of hearing package and the submitted documentary evidence as submitted by each party, I am satisfied that both parties have been properly served.

Section 63 of the Residential Tenancy Act provides that the parties may attempt to settle their dispute during a hearing. Pursuant to this provision, discussion between the two parties during the hearing led to a resolution. Specifically, it was agreed as follows:

Both parties agreed that the tenant shall make payment of \$2,250.00 to the landlord and surrender the \$2,250.00 security deposit currently held by the landlord. Both parties agreed as such that the landlord shall be granted a monetary order for \$2,250.00.

The above particulars comprise full and final settlement of all aspects of the dispute arising from this application for 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 28, 2014

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Residential Tenancy Branch

