



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding ARLEX ENTERPRISES LTD.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes LANDLORD: MNR, MND, MNDC, MNSD, FF
TENANT: MNSD, FF

Introduction

This hearing dealt with cross applications for Dispute Resolution filed by both the Landlord and the Tenant.

The Landlord filed seeking a monetary order for unpaid rent, for compensation for damage to the unit, site or property, for compensation for loss or damage under the Act, regulations or tenancy agreement, to retain the Tenant's security deposit and to recover the filing fee for this proceeding.

The Tenant filed for the return of double the security deposit and to recover the filing fee for this proceeding.

Service of the hearing documents by the Landlord to the Tenant was done by registered mail on August 27, 2014, in accordance with section 89 of the Act.

Service of the hearing documents by the Tenant to the Landlord was done by personal delivery on August 28, 2014, in accordance with section 89 of the Act.

The Landlord and Tenant both confirmed that they received the other's hearing packages.

During the course of the hearing, the parties reached an agreement to settle these matters, on the following conditions:

1. The Landlord and the Tenant agreed that the Landlord would retain the Tenant's security deposit of \$270.00 and the Tenant would pay the Landlord \$355.00 as full settlement of both the Landlord's and Tenant's applications.

2. Further it was agreed that the Landlord would receive a monetary order in the amount of \$355.00 to support this agreement.
3. The Parties agreed to meet at the Tenant's place of work on Monday March 16, 2015 for the payment of the \$355.00.

Under section 63 (1) the director can assist parties or offer parties an opportunity to settle their dispute. Pursuant to section 63 of the Act the Landlord and the Tenant agreed to the above arrangement.

As no further action is required on this file, the file is closed.

Conclusion

The monetary order for \$355.00 has been issued to the Landlord in support of this settlement agreement.

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: March 11, 2015

Residential Tenancy Branch

