



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNR, MNSD, FF

This is an application filed by the landlord for a monetary order for unpaid rent, to keep all or part of the security deposit and recovery of the filing fee.

Both parties attended the hearing by conference call and gave testimony. Both parties have confirmed receipt of the landlord's amended application for dispute resolution. The tenant has confirmed receipt of the landlord's documentary evidence. The landlord has confirmed receipt of the tenant's documentary evidence.

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 \$1,500.00 to the landlord and the landlord shall receive a monetary order to reflect this.

Both parties agreed that the landlord may retain the \$1,250.00 security deposit.

Both parties agreed that the landlord would return the uncashed \$1,250.00 cheque and any post-dated cheques from the tenant to the landlord.

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: March 04, 2015

Residential Tenancy Branch

