



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MND, MNSD, FF

### Introduction

This matter dealt with an application by the Landlord for compensation for damage to the unit, site or property, to retain the Tenants' security deposit and to recover the filing fee for this proceeding.

The Landlord's agent said the Landlord served the Tenants with the Application and Notice of Hearing (the "hearing package") by registered mail in September, 2014. The Landlord's agent was not sure of the exact date when the package was mailed out and she did not have the tracking information. The Tenants said they received the Landlord's hearing package in the first part of September, 2014. From the testimony of the parties I accept the Landlord's service of the hearing package to the Tenants.

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

1. the Landlord will retain \$150.00 of the Tenants' security deposit as full settlement of the Landlord's application.
2. the Landlord will return \$400.00 of the Tenants' security deposit forth with.
3. the Tenants agree to cancel the application they have made for the return of their security deposit (file # 833706) when they receive the \$400.00 of their security deposit.
4. both parties agree this settlement agreement is full settlement of this and all disputes arising from this tenancy.

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 Tenants agreed to the above arrangement.

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

### Conclusion

The Landlord and the Tenants agree to this settlement as full settlement of all disputes arising from this tenancy.

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: April 14, 2015

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Residential Tenancy Branch

