



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD, MNDC, FF

Introduction

This hearing was convened in relation to the tenant's application for return of twice her security deposit, compensation for the landlord's failure to comply with the Act, regulations or tenancy agreement, and recovery of the filing fee.

The tenant and landlord both appeared. Each was assisted by an interpreter.

The landlord provided a letter to the tenant and the Branch that set out a settlement offer to cover both the landlord's future claim for cleaning of the rental unit and unpaid utility bills as well as the tenant's claim. The tenant accepted the offer.

Analysis

Pursuant to section 63 of the Act, an arbitrator may assist the parties to settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order. During the hearing the parties reached a settlement in respect of both of their claims.

During this hearing, the parties reached an agreement to settle their dispute under the following final and binding terms:

1. The tenant agreed to withdraw her application.
2. The landlord agreed not to file a claim in respect of the cleaning costs and utilities.
3. The landlord agreed to pay to the tenant \$1,008.34.

The parties agreed that these particulars comprise the full and final settlement of all aspects of their disputes for both parties.

Conclusion

The tenant's application is withdrawn.

The monetary order is to be used if the landlord does not pay \$1,008.34 to the tenant in accordance with their agreement. The tenant is provided with this order in the above terms and the tenant should serve the landlord with this order so that she may enforce it in the event that the landlord does not pay the amount as set out in their agreement. Should the landlord fail to comply with this order, this order may be filed in the Small Claims Division of the Provincial Court and enforced as an order of that Court.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under subsection 9.1(1) of the Act.

Dated: April 30, 2015

Residential Tenancy Branch

