



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND, MNSD, FF

Introduction

This hearing was convened by way of conference call in response to an Application for Dispute Resolution (the “Application”) made by the Landlords for a Monetary Order for damage to the rental unit, to keep all of the Tenant’s security deposit, and to recover the filing fee from the Tenant.

Both parties appeared for the hearing and acknowledged receipt of the Notice of Hearing documents, the Landlords’ Application as well as each other’s documentary and photographic evidence.

The parties agreed that the Tenant had paid a total of \$900.00 as a security and pet damage deposit to the Landlord at the start of the tenancy. Both parties made a number of submissions and presented their evidence throughout the hearing. However, after being given an opportunity to settle the matter between the parties through mutual agreement, the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise and agreed that this was the most appropriate path to resolution in this matter.

Analysis & Conclusion

Pursuant to Section 63 of the Act, the 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.

I assisted the parties to settle the dispute and both parties agreed that the Landlord will be compensated \$900.00 in full satisfaction of his monetary claim for damages to the rental unit. As a result, the Landlord is able to retain the Tenant’s \$900.00 deposits in full satisfaction of this agreement. This agreement is fully binding on the parties and is in full and final satisfaction of the Landlords’ Application.

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: May 11, 2015

Residential Tenancy Branch

