



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

MNSD, MNDC, and FF

Introduction

This hearing was convened in response to an Application for Dispute Resolution, in which the Tenant applied for the return of the security deposit, a monetary Order for money owed or compensation for damage or loss, and to recover the filing fee from the Landlord for the cost of filing this application.

The Tenant stated that on December 15, 2014 the Application for Dispute Resolution, the Notice of Hearing, and all documents the Tenant submitted to the Residential Tenancy Branch as evidence were sent to the Landlord, via registered mail. The Landlord acknowledged receiving these documents and they were accepted as evidence for these proceedings.

Issue(s) to be Decided

Is the Tenant entitled to the return of security deposit and to compensation for loss of quiet enjoyment of the rental unit?

Background and Evidence

After considerable discussion the Landlord and the Tenant mutually agreed to settle all disputes in relation to this tenancy under the following terms:

- the Landlord will pay the Tenant \$270.00, which is ½ of the security deposit she paid;
- the Tenant will withdraw all of her current claims for compensation; and
- neither party will pursue other claims for compensation in regards to this tenancy.

Both parties indicated that they were entering into the agreement of their own free will and that they understood they were not required to enter into a settlement agreement.

Analysis

This Application for Dispute Resolution has been settled in accordance with the aforementioned terms.

Conclusion

On the basis of the settlement agreement, I grant the Tenant monetary Order for \$270.00. In the event that the Landlord does not voluntarily comply with this Order, it may be served on the Landlord, filed with the Province of British Columbia Small Claims 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 Section 9.1(1) of the *Residential Tenancy Act*.

Dated: July 16, 2015

Residential Tenancy Branch

