



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      OPN MND

### Introduction

This hearing was convened as a result of the landlord's application for dispute resolution under the *Residential Tenancy Act* (the "*Act*"). The landlords applied for an order of possession based on the tenant's written notice to end the tenancy, and for a monetary order for damages to the rental unit, site or property.

The tenant and the landlord attended the teleconference hearing. The parties gave affirmed testimony and had the hearing process explained to them.

### Settlement Agreement

During the hearing, the parties agreed to settle all matters related to this tenancy, on the following conditions:

1. The landlord agrees to return the **\$500** remainder of the tenant's security deposit to the tenant by **August 21, 2015**.
2. The landlord withdraws his application in full as part of this mutually settled agreement.
3. The tenant waives any right to double the security deposit under the *Act*.
4. The parties agree that this settlement agreement represents a full and final settlement of all matters related to this tenancy.
5. The tenant is granted a monetary order pursuant to section 67 of the *Act*, which will be of no force or effect, if the landlord pays the tenant in accordance with #1 above, and the tenant successfully cashes that payment.
6. This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*.

Conclusion

I order the parties to comply with the terms of their mutually settled agreement above.

The tenant is granted a monetary order pursuant to section 67 of the *Act*, which will be of no force or effect, if the landlord pays the tenant in accordance with #1 above. Should the tenant require enforcement of the monetary order, the monetary order must be served on the landlord and may be filed in the Provincial Court (Small Claims) and enforced as an order of that court.

This decision is final and binding on the parties, unless otherwise provided under the *Act*, and 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: August 13, 2015

---

Residential Tenancy Branch

