



# 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 as the result of the landlord's application for dispute resolution under the Residential Tenancy Act ("Act"). The landlord applied for authority to keep all or part of the tenant's security deposit, further monetary compensation, and for recovery of the filing fee paid for this application.

The landlord and tenant's agent attended, the hearing process was explained and they were given an opportunity to ask questions about the hearing process. The tenant's agent confirmed that she acted on behalf of the tenant, her daughter, as her daughter was unable to attend the hearing.

Near the beginning of the hearing, the matter of a settlement of the issues was discussed, due to certain statements made by the landlord. Thereafter, the participants thereafter agreed to settle this matter and that I would record that settlement.

### Settled Agreement

The landlord and the tenant, through her agent, agreed a mutual settlement under the following terms and conditions:

1. The tenant, through her agent, agrees that the landlord may keep the tenant's security deposit of \$500.00 in satisfaction of the landlord's monetary claim of \$1000.00;
2. The landlord agrees that keeping the tenant's security deposit of \$500.00 will be in full and final settlement of his application;
3. The parties acknowledge their understanding that this settled agreement resolves the matters contained in the landlord's application and that no finding is made on the merits of the said application for dispute resolution; and

4. The parties agree that this agreement is in full and final settlement of all issues relating to this tenancy between these two parties.

### Conclusion

The landlord and the tenant have reached a settled agreement.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*. The parties are bound by the terms of this agreement, as well as by the terms of their tenancy agreement and the Act. Should either party violate the terms of this settled agreement, the tenancy agreement or the Act, it is open to the other party to take steps under the Act to seek remedy.

As this matter was settled, I do not award the landlord recovery of his filing fee of \$50.00 paid for his application.

This Decision recording a settled agreement 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: October 30, 2015

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Residential Tenancy Branch

