



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      MND, MNDC, FF (Landlords' Application)  
                              MNSD, FF (Tenant's Application)

### Introduction

This hearing was convened by way of conference call in response to an Application for Dispute Resolution (the "Application") made by both the Landlords and the Tenants.

The Landlords applied for a Monetary Order for damage to the rental unit and for money owed or compensation for damage or loss under the *Residential Tenancy Act* (the "Act"). The Tenant applied for the return of double her security deposit. Both parties also applied for the recovery of the filing fee for the cost of making their Application. Registered mailing costs for the service of documents are not awarded under the Act.

All the parties appeared for the hearing. The parties were invited to make opening submissions regarding their Applications. After these were made, I provided the parties an opportunity to settle both Applications in full and final satisfaction by way of mutual agreement.

The parties discussed the issues between them, engaged in a conversation, turned their minds to compromise and decided that resolution was best in this matter by way of mutual settlement.

### Settlement Agreement

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. Both parties **agreed** to settle their respective disputes **in full** as follows:

- The parties agreed that they will split the total amount of the \$337.50 security deposit paid by the Tenant at the start of the tenancy in half. No other deposit was paid by the Tenant during this tenancy.

- Therefore, as the Landlords currently hold the Tenant's security deposit they will retain \$168.75 and will return the other \$168.75.00 back to the Tenant.
- The parties agreed that this amount will be paid back to the Tenant by the end of December 2015.
- The Landlords are cautioned to ensure that documentation is retained in relation to payment made.

This agreement is fully binding on the parties and is in full and final satisfaction of **all** the issues associated with the tenancy. The parties confirmed voluntary resolution in this manner both during and at the end of the hearing. Both files are now closed.

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: November 09, 2015

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Residential Tenancy Branch

