



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION AND RECORD OF SETTLEMENT

Dispute Codes

MNDC, MNSD, FF

Introduction

This hearing was convened in response to an application by the landlord for a monetary order. Both parties attended the conference call hearing and provided testimony. During the course of the hearing, the parties discussed their dispute and confirmed the following.

The parties reached agreement, choosing to settle this matter for all time in satisfaction for all claims the landlord and tenant now have or may have arising from this tenancy, and *in full satisfaction of the landlord's current claim, and to the parties' mutual satisfaction*, on the following conditions. At their request I record the parties' settlement as per Section 63 of the Act, as follows.

1. The tenant and landlord agree the landlord holds the tenant's security deposit in the amount of \$575.00 in trust.
2. The tenant and landlord agree the landlord will retain a portion of the security deposit in the amount of **\$300.00**, and that the landlord will return to the tenant the balance of the deposit in the amount of **\$275.00**.

So as to perfect this agreement I grant the tenant a Monetary Order in the amount owed to them by the landlord. If the landlord returns the balance of the deposit as agreed the Monetary Order becomes null and of no effect.

Conclusion

I Order that the landlord may retain a portion of the security deposit in the amount of **\$300.00**.

I grant the tenant a **Monetary Order** under Section 67 of the Act in the amount of **\$275.00**. The tenant is being given this Order. If the landlord does not pay the tenant

the agreed amount, the tenant may serve the Order on the landlord. If necessary, the Order may be filed in Small Claims Court and enforced as an order of that court.

This Decision and Settlement Agreement is final and binding on both parties.

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 17, 2015

Residential Tenancy Branch

