



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 scheduled to deal with a landlord's application, as amended, for compensation for cleaning, storage, new locks and grass trimming; and, authorization to make deductions from the security deposit. The tenant also applied for monetary compensation against the landlord for loss of use of the property and return of the security deposit. Both parties appeared or were represented at the hearing and were provided the opportunity to make relevant submissions, in writing and orally pursuant to the Rules of Procedure, and to respond to the submissions of the other party.

On a procedural note, the landlord had also applied for an Order of Possession; however, the tenant had already returned possession of the unit to the landlord at the time of filing and this request was unnecessary.

During the hearing, the parties reached a settlement agreement that I have recorded by way of this decision and the Order that accompanies it.

Issue(s) to be Decided

What are the terms of the settlement agreement?

Background and Evidence

The parties reached the following settlement agreement during the hearing::

1. In full and final satisfaction of any and all claims the parties may have against each other the landlord shall pay to the tenant the full amount of the security deposit in the sum of \$614.00 without delay.

Analysis

Pursuant to section 63 of the Act, I have the authority to assist parties in reaching a settlement agreement during the hearing and to record a settlement agreement in the form of a decision or order.

I have accepted and recorded the settlement agreement reached by the parties during this hearing and make the terms an Order to be binding upon both parties. In recognition of the settlement agreement I provide the tenant with a Monetary Order in the amount of \$614.00 to serve and enforce if necessary.

For further certainty, both parties are now precluded from filing any future Applications for Dispute Resolution against the other with respect to this tenancy.

Conclusion

The parties reached a settlement agreement during the hearing with respect to their disputes. I have provided the tenant with a Monetary Order in the amount of \$614.00 in recognition of that agreement.

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 26, 2015

Residential Tenancy Branch

