



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD

Introduction

This is an application brought by the Landlord(s) requesting an Order allowing them to keep the full \$400.00 security deposit; however during the conference call, pursuant to section 63 of the Residential Tenancy Act, I offered the parties the opportunity to settle their dispute.

Section 63 of the Residential Tenancy Act states:

63 (1) The director may assist the parties, or offer the parties an opportunity, to settle their dispute.

(2) If the parties settle their dispute during dispute resolution proceedings, the director may record the settlement in the form of a decision or an Order.

The parties were able to settle their dispute and came to the following mutual agreement:

Mutual Agreement

Both the landlord and the tenant agree that the landlords will retain \$150.00 of the tenant's security deposit, and the remaining \$250.00 will be returned to the tenants.

Both the landlord and the tenant also agree that this is a final and binding settlement of all claims arising out of this tenancy.

Conclusion

Pursuant to section 63(2) of the Residential Tenancy Act I Order that the landlords may retain \$150.00 of the tenants security deposit and I have issued an Order for the landlords to pay the remaining \$250.00 back to the tenants.

I further Order that this is a final and binding settlement of all claims arising out of this tenancy, and neither the landlords nor the tenants may make any further monetary claims against the other.

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

