



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Bayside Property Services Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNSD; MNR; MNDC

Introduction

This teleconference was scheduled to hear Applications for Dispute Resolution from both parties. The Landlord seeks compensation for damage or loss; a monetary award for unpaid rent; and to apply the security deposit towards partial satisfaction of its monetary award. The Tenants seek return of the security deposit.

During the course of the Hearing, the parties came to an agreement. I have recorded the terms of their settlement agreement, pursuant to the provisions of Section 63 of the Act, as follows:

1. Both parties withdrew their Applications. In satisfaction for all claims the Landlord and Tenants now have or may have arising from this tenancy, the parties agree that **the Landlord will retain the security deposit in the \$500.00. In addition, the Tenants will pay to the Landlord the sum of \$262.50.**
2. In consideration for this mutual settlement the parties agree that no further claims will be made by either party whatsoever arising from this tenancy.

Conclusion

In support of this settlement, I grant the Landlord a Monetary Order in the amount of **\$262.50**. This Order may be filed in Small Claims Court and enforced as an Order of that Court.

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: January 14, 2016

Residential Tenancy Branch

