



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNSD, MND, MNR, FF

### Introduction

This hearing was convened as the result of the landlord's application for dispute resolution under the Residential Tenancy Act (the "Act"). The landlord applied for authority to retain the tenants' security deposit, a monetary order for unpaid rent and utilities and for alleged damage to the rental unit, and for recovery of the filing fee paid for this application.

The landlord, her interpreter, and the listed tenant attended the hearing. After a discussion surrounding preliminary matters, a mediated discussion ensued, the parties agreed to resolve their differences, and that I would record their settled agreement, as below.

### Settled Agreement

The landlord and tenant agreed to a mutual settlement under the following terms and conditions:

1. The tenant agrees that the landlord is owed the amount of \$1,759.60;
2. The landlord and tenant agree that the landlord will retain the tenants' security deposit of \$700.00 in partial satisfaction of the amount owed;
3. The tenant agrees to pay the landlord the balance of the amount owed, or \$1,059.60;
4. The tenant understands that the landlord will be issued a monetary order in the amount of \$1,059.60, and that should the tenant fail to pay the landlord this amount without delay, the monetary order is legally binding, fully enforceable order for which the landlord may seek enforcement;
5. The landlord understands that the monetary order is null and void and of no force or effect upon receipt of the payment of \$1,059.60 from the tenant;

6. The parties acknowledge their understanding that this settled Decision resolves the matters contained in the landlord's application and that no finding is made on the merits of the said application for dispute resolution; and
7. The parties agree that this mutually settled agreement represents **a full and final settlement of all matters related to this tenancy.**

### Conclusion

The tenant and the landlord have reached a settled agreement as recorded above.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*. The parties are bound by the terms of this agreement, as well as by the terms of their tenancy agreement and the Act. Should either party violate the terms of this settled agreement, the tenancy agreement or the Act, it is open to the other party to take steps under the Act to seek remedy.

This decision recording the settled agreement of the parties 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 27, 2016

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Residential Tenancy Branch

