



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding AFFORDABLE HOUSING ADVISORY ASSOCIATION
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MND MNSD FF

Introduction

This hearing was convened as a result of the landlord's application for dispute resolution under the *Residential Tenancy Act* (the "*Act*"). The landlord applied for a monetary order for damages to the unit, site or property, to retain all or part of the tenant's security deposit, and to recover the cost of the filing fee under the *Act*.

Two agents for the landlord (the "agents"), the tenant, and a tenant advocate attended the teleconference hearing. The parties gave affirmed testimony, were provided the opportunity to present their evidence orally and in documentary form prior to the hearing, and make submissions to me.

Settlement Agreement

During the hearing, the parties agreed to settle all matters related to this tenancy, on the following conditions:

1. The tenant agrees to surrender his full security deposit including interest of \$255.21 towards the amount owing to the landlord of \$547.14 for damages to the rental unit, resulting in a balance owing by the tenant to the landlord in the amount of **\$291.93**.
2. The tenant agrees to issue a cheque to the landlord in the amount of \$291.93 by January 29, 2016.

3. The landlord is granted a monetary order in the amount of \$291.93 which will have no force or effect if the tenant pays the landlord in accordance with #2 above and the cheque is successfully deposited by the landlord.
4. The landlord agrees to withdraw his application in full and waive the filing fee as part of this mutually settled agreement.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*.

Conclusion

I order the parties to comply with the terms of their mutually settled agreement described above.

The landlord has been granted a monetary order in the amount of \$291.93 which will be of no force or effect if the amount owing has been paid as described above. If the tenant does not pay the amount as described above, this order must be served on the tenant and may be filed in the Provincial Court (Small Claims) and enforced as an order of that court.

This decision is final and binding on the parties, unless otherwise provided under the Act, and 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 15, 2016

Residential Tenancy Branch

