



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION AND RECORD OF SETTLEMENT

Dispute Codes

MNR, MNDC, MNSD, FF

Introduction

This hearing was convened in response to an application by the landlord for a monetary order and to retain the security deposit.

Both parties attended the conference call hearing and provided testimony. During the course of the hearing, the parties discussed their dispute and turned minds to compromise. The parties reached agreement, choosing to settle this matter for all time, *in full satisfaction of the landlord's claim, and to the parties' mutual satisfaction*, on confirmation of the following conditions.

At their request I record the parties' settlement as per Section 63 of the Act, as follows.

1. The tenant and landlord agree that the landlord still retains the security deposit of \$900.00 in trust, which was collected in May, 2013.
2. The tenant and landlord agree the tenant owes the landlord compensation in the sum amount of **\$3971.00** and that the landlord will permanently retain the security deposit in partial satisfaction of this agreed amount in partial satisfaction of the agreed amount.
3. The parties acknowledge the landlord will receive a Monetary Order for the balance of the agreed amount: **\$3071.00**.

Conclusion

I Order that the landlord retain the security deposit of \$900.00 in partial satisfaction of the settlement agreement of the parties.

I grant the landlord a Monetary Order under Section 67 of the Act for the balance due of **\$3071.00**. If the tenant does not satisfy this amount as agreed, the landlord will serve the Order on the tenant and if necessary this Order may be filed in the Small Claims Court and enforced as an Order of that Court. If the tenant satisfies the amount of the Order, the Order becomes null and of no effect.

This Decision and settlement agreement is final and binding on both parties.

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: February 15, 2016

Residential Tenancy Branch

