



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD, MNR

Introduction

This hearing dealt with a landlord's application to retain the security deposit and pet damage deposit in satisfaction of unpaid and/or loss of rent. Both parties appeared or were represented at the hearing and were provided the opportunity to make relevant submissions, in writing and orally pursuant to the Rules of Procedure, and to respond to the submissions of the other party.

During the hearing I facilitated a settlement agreement between the parties. The settlement agreement is reflected by way of this decision and the Monetary Order that accompanies it.

Issue(s) to be Decided

What are the terms of settlement?

Background and Evidence

In full and final satisfaction of this dispute the parties mutually agreed to the following:

1. The landlord shall be compensated \$447.50 for unpaid and/or loss of rent.
2. In recognition that the landlord is currently holding a security deposit and pet damage deposit totalling \$895.00 the landlord shall refund \$447.50 to the tenants without delay.

Analysis

Pursuant to section 63 of the Act, I have the authority to assist parties in reaching a settlement agreement during the hearing and to record a settlement agreement in the form of a decision or order.

I have accepted and recorded the settlement agreement reached by the parties during this hearing and make the terms an Order to be binding upon both parties.

In recognition of the settlement agreement, I authorize the landlord to retain \$447.50 of the deposits held by the Inalldrod and I order the landlord to refund the balance of \$447.50 to the tenants without delay. Provided to the tenants with this decision is a Monetary Order in the sum of \$447.50 that may be served and enforced if necessary.

Conclusion

The parties reached a settlement agreement during the hearing that I have recorded by way of this decision. In recognition of the settlement agreement the landlord shall retain \$447.50 of the deposits and refund the balance of the deposits in the amount of \$447.50 without delay. The tenants are provided a Monetary Order in the amount of \$447.50 to serve and enforce if necessary.

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: April 26, 2016

Residential Tenancy Branch