



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNR, MNSD, FF

Introduction

This hearing was scheduled to deal with a landlord's application for a Monetary Order for unpaid rent and authorization to retain the security deposit. 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.

After both parties had an opportunity to be heard, the parties indicated a willingness to turn their minds to reaching a settlement agreement. The parties were successful in doing so and I have recorded the terms of settlement by way of this decision.

Issue(s) to be Decided

What are the terms of the settlement agreement?

Background and Evidence

The parties mutually agreed to the following terms during the hearing:

1. The landlord shall retain the tenant's security deposit in full and final satisfaction of any and all claims the parties may have against the other with respect to this tenancy.

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 the settlement agreement in the form of a decision or order.

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

For added certainty, the landlord is authorized to retain the security deposit. Both parties are now precluded from making any other claim against the other with respect to this tenancy.

Conclusion

The parties reached a settlement agreement in full and final satisfaction of any and all disputes related to this tenancy. In recognition of the settlement agreement, the landlord is authorized to retain the tenant's security deposit.

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: August 31, 2016

Residential Tenancy Branch