



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD OLC FF

Introduction

This hearing was convened as a result of the tenant's application for dispute resolution under the *Residential Tenancy Act* (the "*Act*"). The tenant applied for a monetary order for the return of her security deposit, for an order directing the landlord to comply with the *Act*, and for the recovery of the cost of the filing fee under the *Act*.

The applicant tenant and the respondent landlord 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.

Neither party served documentary evidence.

Settlement Agreement

During the hearing, the parties agreed to settle this matter on the following conditions:

1. The landlord agrees to return the tenant's full security deposit of **\$750.00** by **November 24, 2016 by 5:00 p.m.** via e-transfer. Both parties confirmed the tenant's e-mail address during the hearing.
2. The tenant is granted a monetary order in the amount of \$75.00 which will have no force or effect if the landlord pays the tenant in accordance with #1 above and the tenant successfully deposits the full amount from the landlord.
3. The tenant withdraws her application in full and waives 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 tenant has been granted a monetary order in the amount of \$750.00 which will be of no force or effect if the amount owing has been paid as described above by the landlord. If the landlord does not pay the amount as described above, this order must be served on the landlord 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: November 10, 2016

Residential Tenancy Branch