



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Callahan Property Group
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes:

MNSD, FF

Introduction

This hearing was scheduled in response to the tenant's Application for Dispute Resolution, in which the tenant has requested a monetary Order for return of the security and pet deposit and to recover the filing fee from the landlord for the cost of this Application for Dispute Resolution.

Both parties were present at the hearing. At the start of the hearing I introduced myself and the participants. The hearing process was explained. Evidence was reviewed. The parties were provided with an opportunity to ask questions about the hearing process. They were provided with the opportunity to submit documentary evidence prior to this hearing, all of which has been reviewed, to present affirmed oral testimony and to make submissions during the hearing.

Mutually Settled Agreement

After making submissions the parties were able to reach a mutually settled agreement, as follows:

- The landlord will pay the tenant \$380.00;
- The payment represents the balance of the deposits owed to the tenant;
- The cheque will be delivered to the tenants' advocate, forthwith;
- The tenants claim is now fully satisfied; and
- Neither party is entitled to make any further claim against the other in relation to this tenancy; all matters are now fully settled.

Section 63(2) of the Act provides:

Opportunity to settle dispute

63 (1) *The director may assist the parties, or offer the parties an opportunity, to settle their dispute.*

(2) If the parties settle their dispute during dispute resolution proceedings, the director may record the settlement in the form of a decision or an order.

Therefore, in support of the mutually settled agreement I find that the tenant is entitled to payment of \$380.00 in satisfaction of the claim made by the tenant. The landlord and advocate have agreed to meet on the date of the hearing, so that payment may be completed. I find that all matters related to this tenancy are now satisfied and that neither party may proceed with any additional claims against the other.

Conclusion

The matter has been settled by mutual agreement. The landlord will pay the tenant \$380.00.

All matters related to this tenancy are now fully satisfied and neither party may proceed with any additional claim against the other.

This mutually settled agreement and decision is final and binding 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 27, 2017

Residential Tenancy Branch