



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNSD, FF

### Introduction

This hearing dealt with an application under the *Residential Tenancy Act* (the “Act”) by the tenants for return of the security deposit paid to the landlord and for the application filing fee.

Both of the tenants and the landlord attended the hearing. The landlord’s witness also attended. Both parties provided affirmed testimony and were provided the opportunity to present their evidence orally and in written and documentary form, to make submissions to me, and to respond to the submissions of the other party.

At the outset of the hearing I advised the parties of their option to have me assist in mediating an agreement with respect to this application. I further advised that any agreement would be documented in my decision pursuant to section 63 of the Act. It was made clear to the parties that there was no obligation to resolve the dispute through settlement.

Also at the outset of the hearing, one of the tenants advised that her name had been misspelled on the application and I have amended the spelling accordingly.

### Settlement

Over the course of the hearing, the parties reached an agreement to settle this matter on the terms set out below.

1. The tenants withdraw their application for return of the security deposit and application filing fee.

2. The landlord agrees not to claim against the tenants for damage or loss to the rental unit with respect to this tenancy.
3. The landlord further agrees that she will pay \$375.00 to the tenants no later than April 10, 2017.

### Conclusion

This matter has been settled.

The parties are bound by the terms of the agreement set out above, as well as by the terms of their tenancy agreement and the Act. Should either party violate the terms of this agreement, the tenancy agreement or the Act, it is open to the other party to take steps under the Act to apply for monetary compensation or other orders under the Act.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under s. 9.1(1) of the *Act*.

Dated: February 14, 2017

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Residential Tenancy Branch