



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD, MNDC

Introduction

This hearing dealt with a tenant's application for a Monetary Order for return of the security deposit and pet damage deposit; and, other damages or losses under the Act, regulations or tenancy agreement. 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 turned their minds to reaching a full and final settlement agreement. I was able to facilitate a settlement agreement and I have recorded it 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

The parties mutually agreed to the following terms in full and final settlement of any and all disputes related to this tenancy:

1. The tenant authorizes the landlord to retain his \$400.00 security deposit.
2. The landlord shall repay the tenant's pet damage deposit of \$300.00 to him plus \$200.00 as compensation for hydro costs incurred by the tenant for a total payment of \$500.00
3. Neither party may file any other Application for Dispute Resolution against the other party 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 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 provide the tenant a Monetary Order in the sum of \$500.00 to serve and enforce upon the landlord if necessary.

Conclusion

The parties entered into a full and final settlement agreement. In recognition of the settlement agreement I provide the tenant with a Monetary Order in the sum of \$500.00 to serve and enforce upon the landlord 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 05, 2017

Residential Tenancy Branch