



# 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 a tenant's application pursuant to the *Residential Tenancy Act* ("Act") for:

- a monetary order for the return of double the amount of the security deposit; and
- recovery of the filing fee for this application from the landlord.

Both parties attended the teleconference hearing and gave affirmed testimony. The landlord and tenant were given a full opportunity to be heard, to present affirmed testimony, to make submissions, and to call witnesses.

### Settlement

Pursuant to section 63 of the *Act*, the Arbitrator may assist the parties to settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order. During the hearing, the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute.

During the course of the hearing, the parties reached an agreement to settle this matter, on the following conditions:

1. The landlord has agreed to pay the tenant \$450.00 which the landlord will send by registered mail to the tenant's forwarding address postmarked on or before April 10, 2017.
2. The tenant is granted a monetary order in the amount of \$450.00 which will have no force or effect if the landlord pays the tenant in accordance with #1 above.
3. The parties agree that this settlement agreement constitutes a final and binding resolution of the tenant's Application at this hearing.

These particulars comprise the full and final settlement of all aspects of this dispute for all the parties. The parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that the parties understood the nature of this full and final settlement of this matter.

### Conclusion

I order the parties to comply with the terms of their settlement agreement described above.

The tenant is granted a monetary order in the amount of \$450.00 which will have no force or effect if the landlord pays the tenant in accordance with #1 above. If the landlord does not pay the amount as described in #1 above, the monetary 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 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 06, 2017

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Residential Tenancy Branch