



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNSD, MNDC, FF

### Introduction

A hearing was scheduled for April 5, 2017 to consider an application by the tenant for a monetary order for return of double the security and/or pet damage deposits, for a monetary order for loss or damage, for the return of the application filing fee and for other unspecified relief.

Both parties appeared at the hearing. The hearing process was explained and the participants were asked if they had any questions. Both parties provided affirmed testimony and were provided the opportunity to present their evidence orally and in written and documentary form, and to cross-examine the other party, and make submissions to me.

The hearing was reconvened at a later date to confirm the parties' understanding of the outcome of the initial hearing.

At the outset of both hearings I advised the parties of their option to have me assist in mediating an agreement with respect to this tenancy. 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 at both hearings that there was no obligation to resolve the dispute through settlement.

### Settlement

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

1. The tenant withdraws her application for return of double the security deposit and recovery of the application filing fee.

2. The landlord agrees not to claim against the tenant for loss of rental income for the month of January, 2017.
3. The landlord will pay the tenant \$375.00.

### 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 end the tenancy or 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: May 1, 2017

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Residential Tenancy Branch