



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

AGREEMENT REACHED BETWEEN BOTH PARTIES

Dispute Codes

MNDC, MNSD, FF, O

Introduction

This matter dealt with an application by the tenant for a Monetary Order for money owed or compensation for damage or loss under the *Residential Tenancy Act (Act)*, regulations or tenancy agreement, for a Monetary Order to recover double the security deposit; other issues; and to recover the filing fee from the landlords for the cost of this proceeding.

Section 63 of the *Residential Tenancy Act* provides that the parties may attempt to settle their dispute during a hearing. Pursuant to this provision, discussion between the parties during the hearing led to a resolution. Specifically, it was agreed as follows;

- The landlord agreed to return one month's rent to the tenant in compensation for asking the tenant to move out of the rental unit of \$871.25;
- The landlord agreed to return double the security deposit to the tenant of \$850.00;
- The tenant agreed the landlord may deduct the amount of \$253.45 for the outstanding Hydro Bills from the security deposit award;
- The landlord agreed to return the tenant's filing fee of \$100.00;
- The landlord agreed therefore to pay the amount of \$1,567.80 to the tenant on or before May 19, 2017;

- The parties agreed that the tenant will receive a Monetary Order for the amount of \$1,567.80 but will only serve this Order upon the landlord if the landlord fails to return the agreed upon amount to the tenant by May 19, 2017;
- The parties agreed that no further applications concerning monetary awards will be made against the other party concerning this tenancy.

These particulars comprise the **full and final settlement** of all aspects of this dispute for both 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. Both parties understood and agreed that the above terms settle all aspects of the dispute and are **final and binding on both parties** and that any Order is enforceable.

Conclusion

This settlement agreement was reached in accordance with section 63 of the *Act*. The parties are bound by the terms of this agreement. Should either party violate the terms of this settled agreement, it is open to the other party to take steps under the *Act* to seek remedy.

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: May 08, 2017

Residential Tenancy Branch