



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD, MND, MNR, FF

Introduction

This hearing was convened in response to an application by the Landlord pursuant to the *Residential Tenancy Act* (the “Act”) for Orders as follows:

1. An Order to retain the security deposit - Section 38;
2. A Monetary Order for unpaid rent - Section 67;
3. A Monetary Order for damage to the unit - Section 67; and
4. An Order to recover the filing fee for this application - Section 72.

The Landlord and Tenant were each given full opportunity to be heard, to present evidence and to make submissions. At the onset of the hearing the Parties indicated their desire to reach an agreement to resolve the dispute and during the Hearing did reach a settlement agreement. As the Parties went into settlement discussions immediately no background evidence was collected for documentation. 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.

Settlement Agreement

The Parties mutually agree as follows:

- 1. The Tenant will pay the Landlord \$2,500.00 in full satisfaction of the Landlord’s claims; and**

2. These terms comprise the full and final settlement of all aspects of this dispute for both Parties.

Section 63 of the Act provides that if the parties settle their dispute during dispute resolution proceedings, the settlement may be recorded in the form of a decision or order. Given the mutual agreement reached during the Hearing, I find that the Parties have settled their dispute as recorded above. To give effect to this agreement I provide the Landlord with a monetary order for **\$2,500.00**.

Conclusion

The Parties have settled the dispute.

I grant the Landlord an order under Section 67 of the Act for **\$2,500.00**. If necessary, this order may be filed in the Small Claims Court 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: July 27, 2017

Residential Tenancy Branch