



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding ARDENT PROPERTIES INC.
and [tenant name suppressed to protect privacy]

DECISION AND RECORD OF SETTLEMENT

Dispute Codes

Tenant: MNSD OLC FF
Landlord: MNR FF

Introduction

This hearing was convened in response to cross applications by both parties for respective Monetary Orders inclusive of filing fees. Both parties attended the conference call hearing and provided their testimony.

Both parties acknowledged serving the other with their application and all of the evidence provided to this proceeding.

Background and Evidence

It is undisputed that the tenancy started June 01, 2016 and ended 13 months later. It is further undisputed that at the outset of the tenancy the landlord collected a security deposit which they retain in trust in the amount of \$575.00.

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

1. Both parties agree that the landlord will retain the security deposit of \$575.00 in full and final satisfaction of the parties' respective claims in this matter / proceeding.

Both parties testified in the hearing that they understood and agreed to the above terms, and that the settlement particulars comprise the full and final settlement of all aspects of this dispute.

So as to perfect this agreement:

I Order that the landlord may retain the security deposit of the tenancy in the amount of \$575.00 in full and final satisfaction of all claims in this matter.

As the parties mutually resolved and settled their dispute I find it unfair to award one party the ability to claim the filing fee from the other and therefore dismiss this portion of the claims.

Conclusion

The parties settled their dispute in the above terms.

This Decision and Settlement are final and binding.

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: November 11, 2017

Residential Tenancy Branch