



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes Landlord: MNR MNSD FF
Tenant: MNDC MNSD FF

Introduction

This hearing dealt with cross Applications for Dispute Resolution filed by the parties under the *Residential Tenancy Act* (the “*Act*”).

The Landlord’s Application was received at the Residential Tenancy Branch on June 21, 2017 (the “Landlord’s Application”). The Landlord applied for the following relief pursuant to the *Act*:

- a monetary order for unpaid rent or utilities;
- an order allowing the Landlord to retain all or part of the security deposit or pet damage deposit in partial satisfaction of the Landlord’s claim; and
- an order granting recovery of the filing fee.

The Tenants’ Application was received at the Residential Tenancy Branch on June 21, 2017 (the “Tenants’ Application”). The Tenants applied for the following relief pursuant to the *Act*:

- a monetary order for money owed or compensation for damage or loss;
- an order that the Landlord repay the security deposit or pet damage deposit to the Tenant; and
- an order granting recovery of the filing fee.

The Landlord attended the hearing on his own behalf and was accompanied by a witness, E.S. The Tenants attended the hearing on their own behalves. Everyone in attendance provided a solemn affirmation.

Settlement Agreement

The opportunity for settlement was discussed with the parties during the hearing. The parties were advised there is no obligation to resolve the dispute through settlement, but that I could assist the parties to reach an agreement, which would be documented in my Decision and attached orders.

During the hearing, the parties mutually agreed to settle this matter as follows:

1. The parties agree the Landlord is entitled to retain the security deposit held in the amount of \$522.50.
2. The Landlord agrees to withdraw the Landlord's Application in full as part of this settlement.
3. The Tenants agree to withdraw the Tenants' Application in full as part of this settlement.
4. The parties agree that this settlement agreement resolves all matters arising from the tenancy.

This settlement agreement was reached in accordance with section 63 of the *Act*. As this agreement was reached through negotiation, I decline to award recovery of the filing fee to either party.

Conclusion

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

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: December 5, 2017

Residential Tenancy Branch