



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD, MNDC, FF

Introduction

This hearing convened as a result of a Tenant's Application for Dispute Resolution wherein the Tenant sought monetary compensation from the Landlord representing return of the security deposit paid and recovery of the filing fee.

The hearing was scheduled for teleconference at 1:30 p.m. on February 20, 2018. Both parties appeared at the hearing. The hearing process was explained and the participants were asked if they had any questions. Both parties were provided the opportunity to present their evidence orally and in written and documentary form, and make submissions to me.

Settlement and Conclusion

During the hearing the parties resolved matters by mutual agreement. The terms of their agreement is recorded in this my Decision and Order pursuant to section 63 of the *Residential Tenancy Act* and Rule 8.4 of the *Residential Tenancy Branch Rules of Procedure*. As the parties resolved matters by agreement I make no findings of fact or law with respect to their relative claims.

The terms of their settlement follow.

1. By no later than 4:00 p.m. on February 23, 2018 the Landlord shall pay to the Tenant the sum of \$1,000.00 representing return of the Tenant's \$1,200.00 security deposit less \$200.00 payable to the Landlord for the cost of extra insurance.

2. All other claims arising from the tenancy are dismissed as if tried on their merits.

In furtherance of the above, I grant the Tenant a Monetary Order in the amount of \$1,000.00. The Tenant shall make no use of the Monetary Order in the event the Landlord pays the \$1,000.00 by February 23, 2018 as required. In the event the Landlord does not pay the Tenant must serve the Order on the Landlord and may file and enforce it in the Provincial Court (Small Claims) as an Order of that Court.

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.

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: February 20, 2018

Residential Tenancy Branch