



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes FF, MND, MNSD

Introduction

This is an application brought by the Landlord requesting a Monetary Order in the amount of \$1500.00, and recovery of the \$100.00 filing fee. The applicant is also requesting in order to retain the full security deposit of \$725.00 towards the claim.

A substantial amount of documentary evidence, photo evidence, and written arguments has been submitted by the parties prior to the hearing. I have thoroughly reviewed all relevant submissions.

I also gave the parties and the witnesses the opportunity to give their evidence orally and the parties were given the opportunity to ask questions of the other parties and the witnesses.

The parties were affirmed

Preliminary Matter

At the beginning of the conference call, the respondent requested that his name be corrected on the application, as his actual name is Christopher Hunter James.

The landlord was agreeable to this change, and therefore, I have corrected it for the decision issued.

Mutual agreement

At the beginning of the conference call the respondent stated that he does not dispute this claim in any way, and accepts the full amount claimed by the landlord, as long as his security deposit is applied towards the claim.

The landlord stated that this fully satisfies her claim, as that is exactly what she wanted.

Therefore the total amount the parties have agreed to is as follows:

Landlord's full monetary claim	\$1500.00
Filing fee	\$100.00
Total	\$1600.00

The parties also agree that the security deposit of \$725.00 will be deducted from this amount, and that a Monetary Order will be issued for the balance of \$875.00

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.

Conclusion

To bring the above agreement into effect I hereby order, pursuant to section 38 of the Residential Tenancy Act, that the landlord may retain the full security deposit of \$725.00, and pursuant to section 67 and 72 of the Residential Tenancy Act, I have issued a Monetary Order in the amount of \$875.00

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: March 20, 2018

Residential Tenancy Branch