



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding LYNNHAVEN SOCIETY
and [tenant name suppressed to protect privacy]

DECISION AND RECORD OF SETTLEMENT

Dispute Codes

MNSD, MND, FF

Introduction

The landlord's application under the *Residential Tenancy Act* (the Act) sought compensation for loss and retention of the security deposit in partial satisfaction of the monetary claim. Both parties attended this hearing. The landlord's representative and the tenant with their representative each provided testimony.

Background and Evidence

This tenancy has ended. It is undisputed that the landlord retains the tenant's security deposit in the amount of \$325.00 in trust.

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 led to resolution of this matter. As a result the parties confirmed to me **that they both agreed as follows;**

1. That the landlord will retain the tenant's security deposit in the amount of **\$325.00**; and the tenant will further compensate the landlord an additional **\$875.00** as full and in final satisfaction of the landlord's application.

Both parties testified in the hearing confirming to me 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 tenant's security deposit in its entirety.

I grant the landlord a **Monetary Order** under Section 67 of the Act in the amount of **\$875.00**. The landlord is provided the monetary order in the above terms and the tenant must be served with this Order as soon as possible. Should the tenant fail to comply with this Order, this Order may be filed in the Small Claims Division of the Provincial Court and enforced as an Order of that Court.

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: April 23, 2018

Residential Tenancy Branch