



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding DFH Real Estate Ltd
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNDC, MNR, MNSD, FF

Introduction

This hearing was convened in response to an application by the Landlord pursuant to the *Residential Tenancy Act* (the “Act”) for Orders as follows:

1. A Monetary Order for unpaid rent - Section 67;
2. A Monetary Order for compensation - Section 67;
3. An Order to retain the security deposit - Section 38; and
4. An Order to recover the filing fee for this application - Section 72.

Both Parties attended the conference call hearing. The Landlord and Tenants were each given full opportunity under oath to be heard, to present evidence and to make submissions. During the Hearing the Parties indicated their desire to negotiate a mutual agreement to settle the dispute and did reach a settlement agreement. 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.

Agreed Facts

The tenancy started on June 1, 2017 on a fixed term to end May 31, 2019. The Tenants moved out of the unit on October 31, 2017 and provided their forwarding address to the Landlord on the same date. Rent of \$3,800.00 was payable on the first day of each month. At the outset of the tenancy the Landlord collected \$1,900.00 as a security deposit and \$1,900.00 as a pet deposit.

Settlement Agreement

The Parties mutually agree as follows:

- 1. The Landlord will retain the security deposit of \$1,900.00 and will return the pet deposit of \$1,900.00 to the Tenants no later than June 21, 2018; and**
- 2. These terms comprise the full and final settlement of all aspects of this dispute for both Parties.**

Section 63 of the Act provides that if the parties settle their dispute during dispute resolution proceedings, the settlement may be recorded in the form of a decision or order. Given the mutual agreement reached during the Hearing, I find that the Parties have settled their dispute as recorded above. In order to give effect to the agreement I grant the Tenants a monetary order for **\$1,900.00**.

Conclusion

The Parties have settled the dispute.

I grant the Tenant an order under Section 67 of the Act for **\$1,900.00**. If necessary, this order may be filed in the Small Claims Court and enforced as an order of that Court.

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: June 07, 2018

Residential Tenancy Branch