



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNDL-S FFL

### Introduction

This hearing was convened by way of conference call concerning an application made by the landlord seeking a monetary order for damage to the rental unit or property; an order permitting the landlord to keep all or part of the pet damage deposit or security deposit; and to recover the filing fee from the tenant for the cost of the application.

The landlord and the landlord's spouse and the tenant attended the hearing, during which the parties agreed to settle this dispute in the following terms:

1. the landlord will keep \$700.00 of the \$1,100.00 security deposit and return the balance of \$400.00 to the tenant;
2. the tenant will have a monetary order as against the landlord in the amount of \$400.00.

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

For the reasons set out above, and by consent, I hereby order the landlord to keep \$700.00 of the \$1,100.00 security deposit;

I hereby grant a monetary order in favour of the tenant as against the landlord pursuant to Section 67 of the *Residential Tenancy Act* in the amount of \$400.00.

This order is final and binding and may be enforced.

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: October 02, 2018

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Residential Tenancy Branch