



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Parkview Towers  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      MNDL-S, MNRL-S, FFL (LANDLORD); MNSD, FFT (TENANT)

### Introduction

This hearing dealt with the landlord's application pursuant to the *Residential Tenancy Act* (the *Act*) for:

- A monetary order for unpaid rent pursuant to section 67;
- A monetary order for compensation for damages pursuant to section 67;
- Authorization to apply the security deposit to the order for outstanding rent pursuant to section 72; and
- Authorization to recover the filing fee for this application from the tenant pursuant to section 72.

This hearing also dealt with the tenant's application pursuant to the *Residential Tenancy Act* (the *Act*) for:

- Return of the security deposit pursuant to section 38;
- Authorization to recover the filing fee for this application from the tenant pursuant to section 72.

Both parties attended the hearing and were given a full opportunity to be heard, to present their affirmed testimony and to make submissions. Before the conclusion of this hearing, the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise, and achieved a resolution of their dispute.

### Analysis

Pursuant to section 63 of the *Act*, the Arbitrator may assist the parties to settle their dispute and if the parties do so during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order.

Given the agreement reached between the parties during the proceedings, I find that the parties have settled their dispute and the following records this settlement as a decision:

**The Parties mutually agree as follows:**

1. The tenant agrees the landlord may retain the security deposit in the amount of \$795.00;
2. The landlord agrees the security deposit is received in full satisfaction of all claims the landlord has against the tenant;
3. Each party agrees to bear the cost of the filing fee.
4. These terms comprise the full and final settlement of all aspects of this dispute for both parties.

Both parties testified that they understood and agreed that the above terms are final, binding, and enforceable and settle all aspects of this dispute.

Based on the above, I accept that all matters between these parties raised in this application are resolved.

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: September 21, 2018

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Residential Tenancy Branch