



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding MAINSTREET EQUITY CORP.
and [tenant name suppressed to protect privacy]

DECISION AND RECORD OF SETTLEMENT

Dispute Codes

MND-S FFL

Introduction

This hearing was convened in response to the landlord's application for damage to the unit with offsetting of the security and pet damage deposits held in trust. Two of the tenants and the landlord's agent attended the hearing.

Background and evidence

The tenancy has ended.

Section 63 of the *Residential Tenancy Act* provides that the parties may attempt to settle their dispute during a hearing. Pursuant to this provision discussion between the parties during the hearing led to a resolution. Specifically, the parties agreed to and confirmed to me as follows;

1. at the outset of the tenancy the landlord collected a security deposit of \$550.00 and a pet damage deposit of \$200.00 both retained it in trust.
2. the landlord may retain both deposits in the sum of \$750.00 and the tenant will compensate the landlord an additional amount of \$450.00, forthwith.

So as to perfect this agreement,

I Order that the landlord may retain the security and pet damage deposits totalling \$750.00. In addition,

I grant the landlord a **Monetary Order** in the agreed amount of **\$450.00**, which if necessary, may be filed in the Small Claims Court and enforced as an Order of that Court.

These terms comprise the **full and final settlement** of all aspects of this dispute. Both parties testified they understood and agreed to the above terms. Both parties further testified that they understood and agreed that the above terms settle all aspects of the dispute and are **final and binding**.

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: October 02, 2018

Residential Tenancy Branch