



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding 1051547 BC LTD and JJYS ENTERPRISES  
and [tenant name suppressed to protect privacy]

## DECISION

Dispute Codes      FFT, MNSD

### Introduction

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

- a monetary order for the return of the security deposit; and
- authorization to recover the filing fee for this application from the landlord, pursuant to section 72.

The tenant and a representative of the numbered company landlord (the "**Attending Landlord**") attended. No one appeared on behalf of the other landlord (the "**Absent Landlord**"). All parties in attendance were given a full opportunity to be heard, to present their affirmed testimony, to make submissions and to call witnesses.

### Analysis

Pursuant to section 63 of the *Act*, the Arbitrator may assist the parties to settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order. During the hearing the attending parties discussed the issues between them, engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute.

Both attending parties agreed to the following final and binding settlement of all issues currently under dispute:

1. The Attending Landlord agrees to pay the tenant \$749.16 by March 2, 2019.

These particulars comprise the full and final settlement of all aspects of this dispute for the attending parties. The attending parties gave verbal affirmation at the hearing that

they understood and agreed to the above terms as legal, final and binding, which settle all aspects of this dispute between these two parties.

### Conclusion

As the parties have reached a settlement, I make no factual findings about the merits of this application.

I dismiss, with leave to reapply, the tenant's claim against the Absent Landlord.

To give effect to the settlement reached between the tenant and the Attending Landlord and as discussed with them during the hearing, I issue the attached Monetary Order ordering the Attending Landlord to pay the tenant \$749.16 by March 2, 2019.

Should the Attending Landlord fail to comply with this Order, this Order may be filed and enforced as an Order of the Small Claims Division of the Provincial Court of British Columbia.

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: January 31, 2019

---

Residential Tenancy Branch