



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding LIONS COURT HOLDINGS LTD and
[tenant name suppressed to protect privacy]

DECISION

Dispute Codes

MNRL-S, FF

Introduction

This hearing was convened as a result of the Landlord's Application for dispute resolution under the *Residential Tenancy Act* (the "Act"). The Landlord applied to recover money for unpaid rent in the amount of \$2,700.00 for November 2018.

K.C. attended the hearing on behalf of the Landlord, as well as R.S. appeared on behalf of the Tenant. The parties gave affirmed testimony, were provided the opportunity to present their evidence orally and in documentary form prior to the hearing, and make submissions to me.

The opportunity for settlement was discussed with the parties during the hearing. The parties were advised there is no obligation to resolve the dispute through settlement, but that I could assist the parties to reach an agreement. I indicated on several occasions that if either party did not wish to resolve this matter through a mutually agreed settlement, I was prepared to hear their evidence and make a decision.

Settlement Agreement

During the hearing, the parties indicated that they had previously discussed terms of settlement prior to the hearing. During the hearing, the parties agreed to settle this matter, on the following conditions:

1. K.C. agreed to withdraw the Landlord's Application seeking \$2,700.00 in unpaid rent as well as the filing fee.
2. R.S. agreed to the Landlord retaining the Tenant's security deposit in the amount of \$1,350.00.

This settlement agreement was reached in accordance with section 63 of the *Act*.

Conclusion

I order the parties to comply with the terms of their mutually settled agreement described above.

This decision is final and binding on the parties, unless otherwise provided under the Act, and 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: February 20, 2019

Residential Tenancy Branch