



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      **FFL MNDCL-S MNDL-S MNRL-S**

### Introduction

This hearing dealt with an application by the landlord pursuant to the *Residential Tenancy Act* (the *Act*) for the following:

- 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 monetary order pursuant to section 72;
- Authorization to recover the filing fee for this application from the tenant pursuant to section 72.

The tenant JG appeared for the tenants (“the tenants”); the landlord attended.

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:

- The parties acknowledged the landlord holds the tenants’ security deposit in the amount of \$3,000;
- The tenants granted authorization to the landlord to retain part of the security deposit in the amount of \$2,150.00 in satisfaction of her claims against the tenants; and

- The landlord will return the balance of the security deposit to the tenants in the amount of \$850.00 within seven days.

To give effect to the settlement reached between the parties, I issue to the tenants the attached monetary order requiring the landlord to pay the sum of \$850.00 to the tenant on or before April 7, 2019 at 1:00 PM, to be served upon the landlord only if the landlord fails to pay the full amount by that time.

These terms comprise the full and final settlement of all aspects of the application 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 application.

Based on the above, I find that all matters between these parties raised in this application are resolved pursuant to the above agreed terms.

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: March 29, 2019

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Residential Tenancy Branch