



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD, FF

Introduction

This hearing was convened in response to an application by the Tenant pursuant to the *Residential Tenancy Act* (the “Act”) for Orders as follows:

1. An Order for the return of the security deposit – Section 38; and
2. An Order to recover the filing fee for this application – Section 72.

Both Parties attended the conference call hearing. At the onset, both Parties indicated their desire to reach an agreement to resolve the dispute and during the Hearing did reach a settlement agreement. The Tenant withdraws its claim for recovery of the filing fee. The Parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that the Parties understood the nature of this full and final settlement of this matter.

Agreed Facts

The tenancy has ended. At the outset of the tenancy the Landlord collected \$2,000.00 as a security deposit.

Settlement Agreement

The Parties mutually agree as follows:

- 1. The Landlord will pay the Tenant \$2,000.00 no later than July 31, 2019; and**
- 2. These terms comprise the full and final settlement of all aspects of this dispute for both Parties.**

Section 63 of the Act provides that if the parties settle their dispute during dispute resolution proceedings, the director may record the settlement in the form of a decision or order. Given the agreement reached during the Hearing, I find that the Parties have settled their dispute as recorded above. In order to give effect to this settlement I grant the Tenant a monetary order for \$2,000.00 that will be enforceable should the Landlord not pay the Tenant as set out above.

Conclusion

The Parties have settled the dispute.

I grant the Tenant an order under Section 67 of the Act for **\$2,000.00**. If necessary, this order may be filed in the Small Claims Court and enforced as an order of that Court.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the Act.

Dated: July 08, 2019

Residential Tenancy Branch