



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNR, MNDC, MNSD, FF

### Introduction

This matter dealt with an application by the Landlord for compensation for unpaid rent, for damage or loss under the Act, regulations or tenancy agreement, to retain the security deposit and to recover the filing fee.

During the course of the hearing, the parties reached an agreement to settle these matters, on the following conditions:

1. The Landlord and Tenant agreed the Landlord would retain the Tenant's security deposit of \$1,450.00 and goods the Tenant sold the Landlord valued at \$1,000.00 as full compensation for the unpaid February 2019 rent of \$2,900.00.
2. Both parties agreed this settlement would represent full settlement of the Landlord's application dated April 5, 2019.

Under section 63 (1) the director can assist parties or offer parties an opportunity to settle their dispute. Pursuant to section 63 of the Act the Landlord and the Tenant agreed to the above arrangement.

As no further action is required on this file, the file is closed.

### Conclusion

It is agreed the Landlord will retain the Tenant's security deposit of \$1,450.00 and goods valued at \$1,000.00 as full satisfaction of the Landlord's application.

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: July 08, 2019

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Residential Tenancy Branch