



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding CUSTOM REALTY LTD and
[tenant name suppressed to protect privacy]

DECISION

Dispute Codes FFL, MNDL-S, MNRL-S

Introduction

This hearing convened as a Landlord's Application for Dispute Resolution, filed on February 19, 2019, wherein the Landlord requested monetary compensation from the Tenants, authority to retain their security deposit and to recover the filing fee.

The hearing was conducted by teleconference at 1:30 p.m. on June 7, 2019. Both parties called into the hearing and were provided the opportunity to present their evidence orally and in written and documentary form and to make submissions to me.

At the outset of the hearing the parties confirmed that an agreement had been reached. The Landlord confirmed that the Tenant, W.B., had made monthly payments towards the amounts outstanding and that the balance owing was equal to the security deposit of \$825.00. The Tenant, W.B., agreed the security deposit could be used towards the balance such that he authorized the Landlord to retain these funds. Documentary evidence filed by the Tenant, J.G., confirmed his agreement as well.

The parties confirmed 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. As the parties resolved matters by agreement I make no findings of fact or law with respect to their relative claims.

The terms of their agreement is recorded in this my Decision and Order pursuant to section 63 of the *Residential Tenancy Act* and Rule 8.4 of the *Residential Tenancy Branch Rules of Procedure* as follows:

1. The Landlord shall retain the Tenants' security deposit in the amount of \$825.00.
2. The above represents a full and final settlement of all claims arising from the tenancy.

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: June 07, 2019

Residential Tenancy Branch