



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      MNDCL-S

### Introduction

This hearing dealt with the landlord's application pursuant to the *Residential Tenancy Act* ("Act") for:

- a monetary award pursuant to 67 of the *Act*.

Both parties attended the hearing. While the tenant was unable to confirm service of the landlord's application for dispute or evidentiary package, the parties had previously made attempts to settle the issue at dispute and felt comfortable pursuing a settlement agreement.

### Analysis

Pursuant to section 63 of the *Act*, the Arbitrator may assist the parties to settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order. During the hearing, the parties discussed the issues between them, turned their minds to compromise and achieved a resolution of their dispute.

Both parties agreed to the following final and binding settlement of all issues currently under dispute at this time:

1. The tenant agreed to surrender his security deposit of \$1,995.00 in its entirety. The landlord agreed to accept this amount in total satisfaction of his application for a monetary award.
2. The landlord agreed to return the tenant's pet deposit of \$1,995.00 in its entirety. The tenant agreed to accept these funds via e-transfer.

3. Both parties agreed that this settlement agreement constituted a final and binding resolution of the landlord's application presently before me.

These particulars comprise the full and final settlement of all aspects of this dispute. Both parties testified at the hearing that they understood and agreed to the above terms, free of any duress or coercion. Both parties testified that they understood and agreed that the above terms are legal, final, binding and enforceable, which settle all aspects of this dispute.

### Conclusion

The tenant agreed to surrender his security deposit of \$1,995.00 to the landlord in its entirety.

The landlord agreed to return the tenant's pet deposit of \$1,995.00 in its entirety.

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: September 9, 2019

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Residential Tenancy Branch