



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding HOMELIFE PENINSULA PROPERTY  
MANAGEMENT and [tenant name suppressed to protect privacy]

## **DECISION AND RECORD OF SETTLEMENT**

**Dispute Codes**      MNDC-S FF

### **Introduction**

This hearing was convened in response to an application by the landlord for a monetary order pursuant to loss and to recover the filing fee; and to retain the security deposit in partial satisfaction of the claim. Both parties attended and fully participated in the hearing.

### **Settlement**

**Section 63** of the *Residential Tenancy Act* provides that parties may attempt to settle their dispute during a hearing. Pursuant to this provision some discussion between the parties during the hearing led to a resolution to the dispute. Specifically, both parties agreed to, and each confirmed to me as follows;

1. The landlord holds the security deposit of the tenancy in trust, in the amount of \$1500.00.
2. The landlord will retain **\$837.43** of the security deposit and return to the tenant the balance in the amount **\$662.57**, forthwith.

The above particulars comprise the **full and final settlement** of all aspects of the landlord's application. Both parties testified that they understood and agreed to the above terms and that they settle this dispute and are final and binding on both parties.

So as to perfect the parties' agreement,

**I Order** that the landlord may retain **\$837.43** of the tenant's security deposit and return the balance to the tenant.

The tenant is given a **Monetary Order** in the amount of **\$662.57** to reflect the above conditions of this agreement. If necessary, this Order may be filed in the Small Claims Court and enforced as an Order of that Court.

**Conclusion**

The parties settled all aspects of the dispute in the above terms

**This Decision and Settlement are final and binding.**

*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: October 28, 2019

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Residential Tenancy Branch