



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding PEAK PROPERTY MANAGEMENT/QUAY PACIFIC
PROPERTY and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNSD

Introduction

This matter dealt with an application by the Tenant for the return of her security and pet deposits.

The Tenant said she served the Landlord with the Application and Notice of Hearing (the “hearing package”) by registered mail on July 30, 2019. Based on the evidence of the Tenant, I find that the Landlord was served with the Tenant’s hearing package as required by s. 89 of the Act and the hearing proceeded with both parties in attendance.

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

1. The Landlord and the Tenant agreed the Landlord will return \$700.00 of the Tenant’s security and pet deposits as full satisfaction of the Tenant’s application.
2. Both parties agreed that no additional applications regarding this tenancy will be made to the Residential Tenancy Branch.
3. The Tenant will receive a Monetary Order for \$700.00 to be served on the Landlord for payment.

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

Pursuant to sections 63 and 67 of the Act, I grant a Monetary Order for \$700.00 to the Applicant/Tenant. The order must be served on the Respondent/Landlord and is enforceable through the Provincial Court of British Columbia (small claims court) as an order of that court.

This settlement agreement/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: November 04, 2019

Residential Tenancy Branch