



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding DINOMITE PROPERTIES INC. and  
[tenant name suppressed to protect privacy]

## **DECISION**

**Dispute Codes**      **FFL MNDCL-S**

### **Introduction**

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

- Authorization to recover the filing fees from the tenant pursuant to section 72; and
- A monetary order for damages or compensation and authorization to retain a security deposit pursuant to sections 38 and 67.

Both the landlord and the tenant DG attended the hearing. Neither party took issue with timely service of documents and both parties were prepared to deal with the matter of the landlord's application.

### **Settlement Reached**

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. The parties agree that:

1. The landlord may retain the tenants' security deposit in the amount of \$800.00 in full and final settlement of the landlord's claim.
2. Neither party will file any further applications for dispute resolution resulting from this tenancy.
3. The landlord withdraws her application to recover the filing fee from the tenant.

Both parties testified 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

Pursuant to section 72 of the Act, I order the landlord to retain the tenants' security deposit in the amount of \$800.00.

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: December 05, 2019

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Residential Tenancy Branch