



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNRLS, FFL

Introduction

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

- authorization to obtain a monetary order for unpaid rent and to retain all of the security deposit, pursuant to section 67 of the Act;
- authorization to recover the filing fee for this application pursuant to section 72.

Both parties attended the hearing. All were given a full opportunity to be heard, to present affirmed testimony, to make submissions, and to call witnesses.

Settlement

Pursuant to section 63 of the Act, an 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, engaged in a conversation, 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 between them relating to the tenancy:

1. The landlord will pay the tenant \$250.00 by December 19, 2019.
2. The landlord will send this payment to the tenant care of the address listed on the cover of this decision by registered mail.
3. The landlord may retain the balance of the security deposit (\$500.00).

These particulars comprise the full and final settlement of all aspects of all disputes between the parties relating to the tenancy. The parties gave verbal affirmation at the

hearing that they understood and agreed to the above terms as legal, final and binding, which settle all aspects of all dispute between these two parties relating to the tenancy.

Conclusion

As the parties have reached a settlement, I make no factual findings about the merits of this application.

To give effect to the settlement reached between the tenant and the landlord and as discussed with them during the hearing, I issue the attached monetary order ordering the landlord to mail the tenant \$250.00 by December 19, 2019.

Should the landlord fail to pay the settlement funds to the tenant as required above, this order may be filed at and enforced as an order of the Small Claims Division of the Provincial Court of British Columbia.

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 17, 2019

Residential Tenancy Branch