



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNSDS-DR, FFT

### Introduction

This hearing dealt with an Application for Dispute Resolution by direct request (the “Application”) that was adjourned to a participatory hearing. The Tenant filed the Application under the *Residential Tenancy Act* (the “Act”), seeking:

- The return of double their security deposit; and
- Recovery of the filing fee.

The hearing was convened by telephone conference call and was attended by the Tenant and two agents for the Landlord (the “Agents”), all of whom provided affirmed testimony. The Agents confirmed receipt of the Application and Notice of Hearing and the parties acknowledged service and receipt of each other’s documentary evidence. The parties were provided the opportunity to present their evidence orally and in written and documentary form, and to make submissions at the hearing.

At the request of the parties, copies of the decision will be emailed to them at the email addresses provided in the Application.

### Settlement

The opportunity for settlement was discussed with the parties during the hearing. The parties were advised on several occasions during the hearing that there is no obligation to resolve the dispute through settlement, but that pursuant to section 63 of the *Act*, I could assist the parties to reach an agreement, which would be documented in my Decision and supporting order.

During the hearing, the parties mutually agreed to settle this matter as follows:

1. The parties agree that the Landlord may retain the Tenant’s \$812.50 security deposit, and that as a result, they will not seek any unpaid or lost rent or liquidated damages.

2. The parties agree that this settlement agreement constitutes full and final settlement of all matters in relation to this tenancy, and that neither party will file any subsequent claims against the other in relation to this tenancy.

This settlement agreement was reached in accordance with section 63 of the *Act*.

### Conclusion

I order the parties to comply with the terms of their mutually settled agreement described above.

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: June 22, 2020

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Residential Tenancy Branch