



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC MNSD FF

Introduction

This hearing was convened as a result of the Landlord's Application for Dispute Resolution. A participatory hearing was held on January 29, 2021. The Landlord applied for the following relief, pursuant to the *Residential Tenancy Act* (the "Act"):

- a monetary order for damage or compensation under the Act;
- authorization to retain the security and pet deposit to offset the amount owed; and,
- to recover the filing fee from the tenants for the cost of this application.

The Landlord and two of the Tenants attended the hearing and provided testimony.

Settlement Agreement

During the hearing, the Landlord agreed to withdraw his application in full in pursuit of the settlement agreement listed below. The Tenants also agreed to the following terms as full and final settlement of all damage and compensation related to the tenancy at the rental unit, and how to manage the deposit held by the Landlord.

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.

Given the agreement reached between the parties during the proceedings, I find that the parties have settled their dispute and the following records this settlement as a decision:

- The landlord withdraws his application, in full.
- Both parties agreed that the Landlord may retain the security deposit (\$1,650.00) in full.
- Both parties agree that all monetary issues between the parties with respect to the tenancy are settled in full.

The parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that the parties understood the nature of this full and final settlement of this matter.

Conclusion

The Landlord withdraws his application, in full, in pursuit of this settlement agreement.

The Landlord is granted permission to retain the security deposit, in full.

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: January 29, 2021

Residential Tenancy Branch