



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding H-Pro Real Estate Services
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes **MNSD, FFT**

Introduction

This hearing dealt with an application by the tenant for the return of a security deposit pursuant to section 38 as well as reimbursement of the filing fee pursuant to section 72.

Both parties attended. I find the Applicant served the Respondent as required under the *Act*.

The hearing process was explained, and each party had the opportunity to ask questions. The hearing lasted 50 minutes.

Both parties had an opportunity to be heard, to present their affirmed testimony and to make submissions.

Before the conclusion of this hearing, the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise, and achieved a resolution of their dispute.

Pursuant to section 63 of the *Act*, the Arbitrator may assist the parties to settle their dispute and if the parties do so during the dispute resolution proceedings, the settlement may be recorded in the form of a Decision or an Order. This settlement agreement was reached in accordance with section 63.

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 parties agreed as follows:

1. On April 30, 2021, the landlord shall pay \$250.00 to the tenant by cheque mailed to the tenant at the address provided by the tenant as the agreed amount for the return of the security deposit;
2. The tenant acknowledged that this settlement agreement is made in full and final satisfaction of her claim and the landlord may retain the balance of the security deposit of \$250.00.

This settlement was fully discussed by the parties. Each party stated they understood and agreed with the terms.

Should the landlord fail to comply with this settlement agreement, the tenant may apply for a Monetary Order to be filed and enforced as an Order of the Courts of British Columbia.

Based on the above, I find that all matters between these parties raised in this application are resolved pursuant to the above agreed terms.

Conclusion

This Application is settled on the above terms. The landlord agreed to pay the tenant \$250.00 in full and final settlement of her claim.

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: April 30, 2021

Residential Tenancy Branch