



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

**Dispute Codes**      MNDCL-S, MNDL-S, FFL

### **Introduction**

This hearing was convened in response to an application by the Landlord pursuant to the *Residential Tenancy Act* (the “Act”) for Orders as follows:

1. A Monetary Order for compensation and damages to the unit - Section 67;
2. An Order to retain the security deposit - Section 38; and
3. An Order to recover the filing fee for this application - Section 72.

The Parties were each given full opportunity under oath to be heard, to present evidence and to make submissions. During the hearing the Parties reached a settlement agreement. The Parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that they understood the nature of the full and final settlement of these matters.

### **Agreed Facts**

The tenancy started on August 1, 2016 and ended on April 30, 2021. At the outset of the tenancy the Landlord collected \$900.00 as a security deposit. On January 27, 2021 a flood incident occurred.

### **Settlement Agreement**

**The Parties mutually agree as follows:**

- 1. The Landlord will retain the security deposit of \$900.00 plus zero interest in full satisfaction of their claims in the application;**

- 2. The Landlord has no further claims and will make no further claims in relation to the tenancy; and**
- 3. These terms comprise the full and final settlement of all aspects of this dispute for both Parties.**

Section 63(2) of the Act provides that if the parties settle their dispute during dispute resolution proceedings, the director may record the settlement in the form of a decision or order. Given the mutual agreement reached during the Hearing, I find that the Parties have settled their dispute as recorded above. To give effect to the agreement I order the Landlord to retain the security deposit of \$900.00 plus zero interest.

#### Conclusion

The Parties have settled the dispute.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the Act.

Dated: July 09, 2021

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Residential Tenancy Branch