



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding ROYAL PACIFIC REALTY ANN ZHANG PROPERTY  
MANAGEMENT and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      MNDCL-S, FFL

### Introduction

This hearing convened as a result of a Landlord's Application for Dispute Resolution, filed on May 17, 2022, wherein the Landlord sought monetary compensation from the Tenant in the amount of \$1,900.00 for strata fines and charges as well as recovery of the filing fee. The Landlord also sought to retain the Tenant's security deposit towards any amounts awarded.

The hearing of the Landlord's Application was scheduled for 1:30 p.m. on January 31, 2023. Both parties called into the hearing. The hearing process was explained, and the participants were asked if they had any questions. Both parties were provided the opportunity to present their evidence orally and in written and documentary form and make submissions to me.

### Settlement and Conclusion

During the hearing the parties resolved matters by mutual agreement. The parties confirmed that this agreement was made on a voluntary basis and that they understood the nature of this agreement as a full and final settlement of this matter. As the parties resolved matters by agreement, I make no findings of fact or law with respect to their relative claims.

The terms of their agreement is recorded in this my Decision and Order pursuant to section 63 of the *Residential Tenancy Act* and Rule 8.4 of the *Residential Tenancy Branch Rules of Procedure* as follows:

1. The Landlord may retain \$400.00 of the Tenant's \$2,000.00 security deposit.
2. The Tenant is entitled to return of the balance of their security deposit in the amount of \$1,600.00.
3. In furtherance of the above, I grant the Tenant a Monetary Order in the amount of \$1,600.00. The Monetary Order must be served on the Landlord and may be filed in the Provincial Court (Small Claims) and enforced as an order of that Court.

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 31, 2023

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Residential Tenancy Branch