



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Public Safety and Solicitor General

Record of Settlement

Dispute Codes:

MND, MNSD, FF

Introduction

This hearing was convened in response to an application by the landlord pursuant to the *Residential Tenancy Act* for Orders as follows:

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

Both parties were present at the hearing. The parties were provided with the opportunity to submit relevant documentary evidence prior to this hearing. Evidence was reviewed, and the parties were permitted to present sworn oral testimony, to ask each other questions and to make submissions during the hearing.

This tenancy began June 01, 2010 and ended November 30, 2010. Rent was payable in the amount of \$1600 per month. At the outset of the tenancy the landlord collected security and pet damage deposits in the sum of \$1325, which the landlord retains.

During the hearing the parties discussed their dispute and turned their minds to compromise and reached agreement to settle their dispute - choosing to settle this matter in full satisfaction of the landlord's claims on the following conditions, and at the parties' request that I record their agreement and settlement as follows.

- The tenant and landlord agree that the landlord can / will retain **\$550** from the deposits currently held by the landlord and will return the balance of **\$775** to the tenant, forthwith.

- In order to perfect this agreement and in support of it, the tenant will be given a monetary Order in the amount of **\$775** representing the balance of their security and pet damage deposits.

Conclusion

The parties have reached an agreement, which, as recorded, is binding upon them.

I grant the tenant a Monetary Order in the sum of **\$775**. In the event that the landlord does not comply with this Order, it may be served on the landlord, filed with the Province of British Columbia Small Claims Court 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*.