



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **SETTLED DECISION**

### **Dispute Codes**

For the landlord: MNSD, MNDC, FF

For the tenant: MNSD, MNDC, FF, O

### **Introduction**

This hearing dealt with the cross applications for Dispute Resolution of the parties.

The landlord applied for a monetary order, authority to keep all or part of the security deposit, and to recover the filing fee for the Application.

The tenant applied for a monetary order, for a return of his security deposit, doubled, and to recover the filing fee for the Application.

The parties appeared and the hearing process was explained. Thereafter the parties gave affirmed testimony and were provided the opportunity to present their evidence orally and in documentary form, and to respond each to the other party, and make submissions to me.

### **Preliminary Issue:**

The tenant's application for dispute resolution was made one day prior to the hearing and had not yet been served upon the tenant. The parties agreed to a resolution to the issues contained in both applications at the hearing.

### **Issue(s) to be Decided**

Is the landlord entitled to a monetary order?

Is the tenant entitled to a monetary order?

Can the parties reach a mutual agreement to resolve this dispute?

### Settled Agreement

After discussion, the landlord and the tenant agreed that they could resolve their differences and reach a mutual settlement under the following terms and conditions:

1. The parties agree that the tenant is entitled to a return of his security deposit of \$1000.00;
2. The parties agree that the tenant will be issued a monetary order in the amount of \$1000.00;
3. The parties acknowledge their understanding that the return of the tenant's security deposit by the landlord to the tenant will be in full and complete satisfaction and resolution of all monetary and other issues arising from this tenancy, which started on July 1, 2011 and ended on September 9, 2011
4. The parties acknowledge their understanding that this settled Decision resolves the matters contained in their respective Applications.

As this dispute has been settled, I decline to award the filing fee to either party.

### Conclusion

The landlord and tenant have reached a settled agreement.

Based upon the settled agreement as outlined above, I provide the tenant with a **monetary order** for **\$1000.00**.

A monetary order for \$1000.00 is enclosed with the tenant's Decision. This order is a **legally binding, final order**, and it may be filed in the Provincial Court of British Columbia (Small Claims) should the landlord fail to comply with this monetary order as agreed above.

This settled agreement 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 04, 2012.

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Residential Tenancy Branch