



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNSD, MNR, MNDC, 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 unpaid rent and compensation - Section 67;
2. An Order to retain the security and pet deposit - Section 38;
3. An Order to recover the filing fee for this application - Section 72.

Both Parties attended the conference call hearing. At the outset, both Parties indicated their desire to reach an agreement to resolve the dispute and during the Hearing did reach a settlement agreement.

### Agreed Facts

The tenancy began on March 1, 2012 on a fixed term to August 31, 2013. The Tenant provided notice and ended the tenancy on August 31, 2012. Rent of \$2,400.00 was payable in advance on the first day of each month. At the outset of the tenancy, the Landlord collected a security deposit from the Tenant of \$1,200.00 and a pet deposit of \$1,200.00.

### Analysis

Section 63 of the Act is set out as follows:

- (1) The director may assist the parties, or offer the parties an opportunity, to settle their dispute.

- (2) 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 authority under the Act, the Parties desire to settle their dispute during the proceedings, and agreement reached between the Parties during the proceedings, I find that the Parties have settled their dispute over the monetary amount claimed and the following records this settlement as a decision:

**The Parties mutually agree as follows:**

- 1. The Landlord will retain the security and pet deposit of \$2,400.00 plus zero interest.**
- 2. These terms comprise the full and final settlement of all aspects of this dispute for both Parties.**

Conclusion

The Parties have resolved the dispute as set out on the mutually agreed upon terms.

Dated: November 28, 2012.

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Residential Tenancy Branch