



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION **and** **RECORD of SETTLEMENT**

Dispute Codes

MNR, MNSD, MND, RP, FF

Introduction

The parties attended a hearing on March 18, 2014 for which there is an Interim Decision directing the parties.

This hearing was re-convened in response to an application by the landlord for a Monetary Order for unpaid rent and a cross-application by the tenant for compensation and return of the security deposit. Both parties attended the conference call hearing and provided their testimony.

Issue(s) to be determined

Is either party entitled to the monetary amount claimed?

Background and Evidence

Of relevance is the following. This tenancy began September 01, 2013 and has since ended. At the outset of the tenancy the landlord collected a security deposit of \$350.00 which the landlord retains in trust.

During the course of the hearing, the parties briefly discussed their dispute and turned their minds to compromise. The parties reached agreement, choosing to settle this matter for all time, *in full satisfaction of their respective claims, and to the parties' mutual*

satisfaction, on the following conditions, and at their request that I record the parties' settlement as per Section 63 of the Act as follows.

1. **The tenant and landlord agree** that the landlord will return to the tenant **\$256.55** of their security deposit and retain its remainder.

So as to perfect this agreement, the tenant will receive a **Monetary Order** in the agreed amount of \$256.55 owed by the landlord. If the parties act on their agreement and the landlord pays the tenant the agreed amount, the Monetary Order automatically becomes null and of no effect.

Conclusion

I grant the tenant a **Monetary Order** under Section 67 of the Act in the amount of **\$256.55**. The tenant is being given this Order. If the landlord does not pay the tenant the agreed amount, the tenant may serve the Order on the landlord. If necessary, the Order may be filed in Small Claims Court and enforced as an order of that court.

This Decision and Settlement is final and binding on both parties.

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: May 13, 2014

Residential Tenancy Branch