



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC MNSD

Introduction

This hearing was convened as a result of the tenant's application for dispute resolution under the *Residential Tenancy Act* (the "Act"). The tenant applied for a monetary order for money owed or compensation for damage or loss under the Act, regulation or tenancy agreement, for the return of the security deposit.

The tenant and the landlord attended the hearing which was held by teleconference. The parties gave affirmed testimony, were provided the opportunity to present their evidence orally and in documentary form prior to the hearing, and make submissions to me. The hearing process was explained to the parties and an opportunity to ask questions about the hearing process was provided to the parties.

Settlement Agreement

During the hearing, the parties agreed to settle all matters related to this tenancy, on the following conditions:

1. The tenant surrenders \$175.00 of her \$412.50 security deposit to the landlord for carpet cleaning.
2. The landlord agrees to mail a cheque to the tenant no later than **September 23, 2016 by 5:00 p.m.** in the amount of **\$237.50**, which is the balance of the tenant's security deposit owing to the tenant.
3. The tenant is granted a monetary order in the amount of \$237.50 which will be of no force or effect if the landlord pays the tenant in accordance with #2 above and the tenant successfully deposits the cheque from the landlord in the amount of \$237.50.
4. The tenant withdraws her application in full as part of this mutually settled agreement.

5. The parties agree that this settlement agreement represents a full and final settlement of all matters related to this tenancy.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*.

Conclusion

I order the parties to comply with the terms of their mutually settled agreement described above.

The tenant is granted a monetary order in the amount of \$237.50 which will be of no force or effect if the landlord pays the tenant in accordance with #2 above. If the landlord does not pay the amount as described above in #2, 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 final and binding on the parties, unless otherwise provided under the Act, and 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: August 25, 2016

Residential Tenancy Branch

