



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

### Dispute Codes

Landlord's application: OPR, MND, MNR, MNDC, FF

Tenant's application: MNDC, MNSD, FF

### Introduction

This was a hearing with respect to the landlord's application for an order of possession and a monetary award. The hearing was conducted by conference call. The landlord called in and participated in the hearing. The tenant did not attend. The tenant's application for a monetary award and an order for the return of her security deposit is set for hearing by conference call on June 28, 2017. At 1:00 P.M. The tenant's application was also addressed in this hearing.

### Decision and Settlement

In his application filed December 16, 2016 the landlord sought an order of possession and a monetary award including amounts for rent, late fees and cost of repairs. The tenancy ended before the date of the hearing. In the tenant's application filed on January 3, 2017 the tenant claimed a monetary award which included a claim for compensation and for the return of her security deposit.

Before the hearing the landlord submitted a copy of a signed settlement agreement made between the landlord and the tenant. The agreement, signed by the landlord and the tenant, recorded that the matters had been settled by each party agreeing to cancel their respective claims and by an agreement that the landlord would retain the tenant's security deposit in full settlement of all claims that he can or may have against the tenant.

Conclusion

Pursuant to the settlement agreement made between the parties, the landlord will retain the security deposit in the amount of \$812.50. The applications by the landlord and by the tenant are each dismissed without leave to reapply.

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: January 30, 2017

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Residential Tenancy Branch