



# Dispute Resolution Services

Residential Tenancy Branch  
Office of Housing and Construction Standards  
Ministry of Housing and Social Development

## **Decision**

**Dispute Codes:** MND, MNR, MNSD

## **Introduction**

This hearing dealt with the landlord's application for a monetary order for compensation for unpaid utilities, costs associated with cleaning and repairs to the unit, and retention of the security deposit in partial satisfaction of the claim. Both parties participated in the hearing and each gave affirmed testimony.

## **Issue to be Decided**

- Whether the landlord is entitled to a monetary order under the *Act*

## **Background and Evidence**

The term of tenancy was from late December 2006 to September 30, 2008. There was no written residential tenancy agreement. By way of verbal agreement between the parties rent in the amount of \$735.00 was payable in advance on the first day of each month. A security deposit of \$367.50 was collected by way of cheque from the tenant dated January 2, 2007. There was neither a move-in inspection and report, nor a move-out inspection and report.

During the hearing the parties afforded each other an opportunity to set out their different perspectives on matters including, but not limited to, the condition of the unit at the outset and at the end of tenancy, the extent of the tenant's responsibility for cleaning and repairs to the unit after tenancy ended, and understandings reached around responsibility for payment of utilities.

### **Analysis**

Pursuant to section 63 of the *Act*, the exchange between the parties led to compromise and, ultimately, they achieved a resolution of their dispute. Specifically, it was agreed as follows that:

The landlord will mail cheque payment FORTHWITH to the tenant in the full amount of \$200.00 as full and final settlement of all aspects of this dispute for both parties.

### **Conclusion**

Pursuant to the above agreement, I hereby order the landlord to FORTHWITH pay the tenant **\$200.00**.

DATE: January 21, 2009

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Dispute Resolution Officer