



Dispute Resolution Services

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

Decision

Dispute Codes: MNSD, MNDC, FF

Introduction

This hearing dealt with the landlord's application for a monetary order for costs of cleaning and repair, retention of the security deposit in partial satisfaction of the claim, and recovery of the filing fee. Both parties participated and gave affirmed testimony.

Issue to be Decided

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

Background and Evidence

A security deposit of \$325.00 was collected from the tenant on or around October 6, 2006. The tenancy ended on October 31, 2008. The landlord seeks recovery of costs for cleaning the unit and for repair of bleach marks on the carpet. During the hearing the parties confirmed their interest in finding a mutually agreeable resolution.

Analysis

Pursuant to section 63 of the *Act*, through their oral exchange during the hearing the parties achieved a resolution of the dispute. Specifically, it was agreed as follows:

That as full and final settlement of all aspects of the dispute for both parties, the landlord will retain the tenant's full security deposit plus interest.

Conclusion

Pursuant to the above agreement, I hereby order that the landlord retain the tenant's security deposit plus interest in satisfaction of all costs claimed by the landlord in her application for dispute resolution.

DATE: February 2, 2009

Dispute Resolution Officer

