



# Dispute Resolution Services

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

## Decision

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

## Introduction

This hearing dealt with an application from the landlord for a monetary order as compensation for repairs to damage in the unit, unpaid utilities, compensation for costs associated with cleaning the unit, retention of the security deposit in partial satisfaction of the claim, and recovery of the filing fee. Both parties participated in the hearing and gave affirmed testimony.

## Issue to be Decided

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

## Background and Evidence

Pursuant to a written residential tenancy agreement, the month-to-month tenancy began on February 4, 2008. Rent in the amount of \$1,200.00 was payable in advance on the first day of each month. A move-in condition inspection and report were completed at the outset of tenancy.

The tenant gave the landlord verbal notice of her intent to vacate the unit on or about mid January 2009. Subsequently, the tenant vacated the unit on or about February 16, 2009. There was no move-out condition inspection or report completed.

In his application the landlord seeks recovery of costs, as follows:

\$ 74.38 – hydro utility

\$178.28 – gas utility

\$ 49.10 – repair to blind

\$150.00 – repair to hardwood floor

\$150.00 – repair to walls

\$150.00 – general cleaning & garbage removal

\$ 50.00 – filing fee

Total: \$801.76

During the hearing the parties exchanged views on the matters of dispute and undertook to find a resolution.

### **Analysis**

Pursuant to section 63 of the Act, discussion between the parties during the hearing led to a resolution of the dispute. Specifically, it was agreed as follows:

- that the tenant will FORTHWITH mail cheque payment to the landlord in the amount of \$450.00;
- that the above payment comprises full and final settlement of all aspects of the dispute for both parties (hydro utility, gas utility, repair to blind, repair to hardwood floor, repair to walls, general cleaning & garbage removal and recovery of the filing fee).

### **Conclusion**

Pursuant to the above agreement, I hereby grant the landlord a monetary order under section 67 of the Act for **\$450.00**. Should the tenant fail to comply with the above agreement to pay, this order may be served on the tenant, filed in the Small Claims Court and enforced as an order of that Court.

DATE: June 11, 2009

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Dispute Resolution Officer