



# **Dispute Resolution Services**

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

## **Decision**

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

## **Introduction**

This hearing dealt with the landlord's application for a monetary order as compensation for unpaid rent, compensation for loss under the Act, retention of the security deposit, and recovery of the filing fee for this application. Both parties participated in the hearing and gave affirmed testimony.

## **Issues to be decided**

- Whether the landlord is entitled to any or all of the above

## **Background and Evidence**

Pursuant to a written residential tenancy agreement, the term of tenancy was from April 15 to October 31, 2009. Rent in the amount of \$1,000.00 was payable on the first day of the month, and a security deposit of \$500.00 was collected on or about April 10, 2009.

For a variety of reasons the tenants were not satisfied with the unit, and towards the end of June 2009 they verbally informed the landlord of their intent to vacate the unit. Following this, when rent was not paid on July 1, 2009, the landlord issued a 10 day notice to end tenancy for unpaid rent dated July 2, 2009. Subsequently, the tenants did not pay the outstanding rent and vacated the unit on July 15, 2009. Thereafter, new renters were found effective from August 7, 2009.

During the hearing the parties exchanged views on the circumstances surrounding the dispute and undertook to achieve a resolution.

## **Analysis**

Section 63 of the Act provides that the parties may undertake to settle their dispute during a hearing. Pursuant to this provision, discussion between the parties during the hearing led to a resolution of the dispute. Specifically, it was agreed as follows:

- that the tenants will pay the landlord \$500.00;
- that the above payment will be made by way of 2 cheques, each in the amount of \$250.00;
- that both of the above cheques will be made payable to the landlord and delivered to his attention in care of an office address agreed to during the hearing;
- that the first cheque will be delivered by no later than midnight, Friday, September 4, 2009;
- that the second cheque will be delivered by no later than midnight, Friday, September 11, 2009;
- that the above particulars comprise full and final settlement of all aspects of the dispute arising from this tenancy for both parties.

## **Conclusion**

Following from the above agreement, and pursuant to section 67 of the Act, I hereby issue a monetary order in favour of the landlord in the amount of **\$500.00**. Should it be necessary, this order may be served on the tenants, filed in the Small Claims Court and enforced as an order of that Court.

DATE: August 28, 2009

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Dispute Resolution Officer