



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes MNSD, MND, MNDC, FF, O

Introduction

This hearing dealt with the landlords' application for a Monetary Order for damage to the rental unit, damage or loss under the Act, regulations or tenancy agreement, retention of the security deposit and recovery of the filing fee. Both parties appeared at the hearing and were provided the opportunity to be heard and to respond to the other parties' submissions.

Issues(s) to be Decided

1. Have the landlords established an entitlement to monetary compensation from the tenants?
2. Can the parties reach a mutual agreement to resolve this dispute?

Background and Evidence

I heard undisputed testimony that the tenancy commenced October 1, 2008 and ended August 31, 2009. The tenants paid a \$600.00 security deposit and were required to pay rent in the amount of \$1,200.00 per month.

In making this application, the landlords requested compensation of \$5,979.14 including loss of rent, cleaning and damages to the rental unit. During the hearing, the parties were able to reach a mutual agreement to resolve this dispute which I record as follows:

1. The landlords are authorized to retain the tenants' security deposit and accrued interest.
2. The landlords are provided a Monetary Order in the amount of \$3,500.00 in final settlement of any claims against the tenants.

Analysis

I recognize the mutual agreement reached between the parties and make it an Order to be binding upon both parties. Accordingly, the landlords are hereby authorized to retain the tenants' security deposit and the landlords are provided a Monetary Order in the amount of \$3,500.00 to serve upon the tenants.

Conclusion

The parties reached a mutual agreement to resolve this dispute and the landlords have been provided a Monetary Order in the amount of \$3,500.00 to serve upon the tenants.

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 22, 2010.

Dispute Resolution Officer