

## **DECISION**

### **Dispute Codes:**

MNR, MNSD, MNDC, FF

### **Introduction**

This hearing was convened in response to an application by the landlord for a Monetary Order to recover unpaid rent and revenue losses as well as recovery of the filing fee associated with this application; and, for an order to retain the security deposit in partial satisfaction of the monetary claim. The landlord's application for unpaid rent actually seeks compensation under the Residential Tenancy Act (the Act) for loss of revenue for the month of December 2009 and January 2010 in the amount of \$1400. The landlord further claims \$120 for hydro costs for the same 2 months.

During the course of the hearing, the parties turned their minds to compromise and reached an agreement, choosing to settle these matters for all time, to the parties' satisfaction and in full satisfaction of the landlord's claims, on the following conditions:

1. the tenant and landlord agree the tenant will pay the landlord the total amount of **\$375** on or before **June 30, 2010**.
2. The agreed amount is inclusive of the filing fee to the landlord.
3. The parties will issue and receive a receipt, respectively.
4. the landlord will receive a Monetary Order in the agreed amount. If the tenant does not fulfill this agreement and pay the landlord the agreed amount, the landlord will serve the tenant with the Monetary Order, enforceable in the Small Claims Court of British Columbia.

### **Conclusion**

I grant the landlord a Monetary Order under Section 67 of the Act in the amount of **\$375**. The tenant must be served with this Order. If necessary, the Order may be enforced on presentation to Small Claims Court.

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*.