



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

AGREEMENT BY BOTH PARTIES

Dispute Codes MNDC, MNSD, FF

Introduction

This matter dealt with an application by the landlord for a Monetary Order for money owed or compensation for loss or damage under the Act or tenancy agreement and to recover the filing fee for this proceeding. The landlord also applied to keep all or part of the security deposit.

Through the course of the hearing the landlords' agent and the tenants came to an agreement in settlement of the landlords claims.

The Parties did not require me to make a decision in this matter but required me to record the agreement they mutually reached.

This agreement is as follows:

- The tenant disputed the estimated costs that the landlord has proposed for the repairs to the floor and blind. The tenants do agree that they should contribute a portion of the costs for the damage that occurred to the wooden flooring during their tenancy only and agree the landlord may keep \$200.00 from their security deposit to cover these costs.
- The tenants also agree the landlord may keep \$15.00 from their security deposit for the cost of replacing the blind.



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- The landlord will bear the cost of filing the application.
- The landlords' agent agrees to deduct the sum of \$215.00 from the tenant's security deposit in full and final settlement of the landlords claim and agrees to return the remainder of the tenant's security deposit to them upon receipt of this agreement.

Conclusion

Both Parties have reached an agreement during the hearing and this agreement has been recorded by the Dispute Resolution Officer pursuant to section 62 of the *Act*.

This agreement is in full, final and binding settlement of the landlords claim.

The landlord will return the balance of the tenant's security deposit and accrued interest to the sum of **\$772.35**.

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*.

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Dated: August 18, 2010.

Dispute Resolution Officer