



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes:

MNDC, MND, FF

Introduction

This hearing was convened in response to the Landlord's Application for Dispute Resolution, in which the Landlord applied for a monetary Order for money owed or compensation for damage or loss; for a monetary Order for damage to the rental unit; and to recover the fee for filing this Application for Dispute Resolution.

Both parties were represented at the hearing. They were provided with the opportunity to submit documentary evidence prior to this hearing, to present relevant oral evidence, to ask relevant questions, and to make submissions to me.

Issue(s) to be Decided

The issues to be decided are whether the Landlord is entitled to compensation for cleaning the rental at the end of the tenancy; to compensation for damage done to the unit during the tenancy; and to recover the cost of filing this Application for Dispute Resolution.

Background and Evidence

The Landlord and the Tenant agree that the tenancy began in 2006 and that the Tenant was required to pay monthly rent of \$1,945.00 during the latter portion of the tenancy.

After hearing considerable evidence regarding the condition of the house at the end of the tenancy, some of which was disputed and some of which was undisputed, the parties mutually agreed to settle this dispute under the following terms and conditions:

- The Tenant will pay the Landlord \$500.00 in compensation for cleaning costs and for damage to the rental unit
- The Landlord will not seek further compensation for cleaning costs and for damage to the rental unit
- The Tenant will not seek compensation for any money that may be due to him in regards to the return of the security deposit.

Conclusion

On the basis of the mutual agreement reached at the hearing, I grant the Landlord a monetary Order for the amount \$500.00. In the event that the Tenant does not comply with this Order, it may be served on the Tenant, filed with the Province of British Columbia Small Claims Court and enforced as an Order of that 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*.

Dated: November 03, 2010.

Dispute Resolution Officer