



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes OPR, MND, MNR, MNSD, FF

This hearing was convened by way of conference call to deal with an application by the landlord for an Order of Possession for unpaid rent or utilities; for a monetary order for unpaid rent or utilities; for a monetary order for damage to the unit, site or property; for an order permitting the landlord to retain the security deposit in partial satisfaction of the claim; and to recover the filing fee from the tenants for the cost of this application. The landlord has withdrawn the application for an Order of Possession because the tenants moved from the rental unit prior to the hearing.

During the course of the hearing, the parties reached an agreement to settle these matters, on the following conditions:

1. The landlord will retain the security deposit and pet damage deposit in the amount of \$1,100.00;
2. The landlord will have a monetary order against the tenants in the amount of \$10,500.00 in full satisfaction of the claim;
3. The tenants will not make a claim for the security deposit or pet damage deposit.

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: December 20, 2010.

Dispute Resolution Officer