

## **DECISION**

**Dispute Codes:** MNSD

### **Introduction**

This application was brought by the landlord seeking authorization to retain a portion of the tenant's security deposit on a claim of damage to the rental unit.

### **Issues to be Decided**

This application requires a decision on whether the landlord is entitled to authorization to retain the claimed portion of the security deposit taking into account whether damages are proven, whether they are attributable to the tenant, whether the amounts claimed are reasonable, and whether the landlord has taken reasonable measures to minimize any losses.

### **Background and Evidence**

This tenancy began on December 16, 2006. Rent was \$1,250 per month and the landlord holds a security deposit of \$625 paid on December 16, 2006.

### **Settlement**

During the hearing, the parties agreed to settle this dispute under the following terms:

1. The tenants agree to accept return of \$525 of the security deposit and that the landlord may keep the remainder;

2. The landlord agrees that the tenants will have a Monetary Order for the \$525;
3. The parties agree that this constitutes full and final settlement of all outstanding issues related to this tenancy.

### **Conclusion**

The tenant's copy of this decision is accompanied by a Monetary Order for \$525, enforceable through the Provincial Court of British Columbia, for service on the landlord.

January 31, 2011