



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Public Safety and Solicitor General

DECISION

Dispute Codes

Landlord: MND, MNDC, MNR, MNSD, FF
Tenants: MNSD, FF

Introduction

This hearing was convened by way of conference call to deal with applications filed by the landlord and by the tenants. The landlord has applied for a monetary order for damage to the unit, site or property; for a monetary order for unpaid rent or utilities; for a monetary order for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement; for an order permitting the landlord to retain the security deposit or pet damage deposit in full or partial satisfaction of the claim; and to recover the filing fee from the tenants for the cost of this application. The tenants have applied for return of the security deposit or pet damage deposit and to recover the filing fee from the landlord for the cost of this application.

During the course of the hearing, the parties agreed to settle these disputes on the following conditions:

1. The landlord will retain the security deposit in the amount of \$237.50 and interest calculated to today from the 7th October, 2005 in the amount of \$8.40;
2. The landlord will have a monetary order in the amount of \$354.10 in full satisfaction of the claim.

Conclusion

For the reasons set out above, I hereby order that the landlord retain the security deposit and interest in the amount of \$245.90, and I grant the landlord a monetary order pursuant to Section 67 of the *Residential Tenancy Act* in the amount of \$354.10. This order may be filed in the Provincial Court of British Columbia, Small Claims division 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: February 16, 2011.

Residential Tenancy Branch