

DECISION

Dispute Codes Landlord: MND, MNSD, FF; Tenant: MNDC, MNSD, FF

Introduction

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

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

The landlord will pay to the tenant \$3,145.00 in full satisfaction of both claims before me.

Conclusion

For the reasons set out above, I hereby grant a monetary order in favour of the tenant in the amount of \$3,145.00 pursuant to my authority under Section 67 of the Residential Tenancy Act. All remaining claims by the parties are hereby dismissed without leave to reapply. This order may be filed in the Provincial Court of British Columbia, Small Claims division and enforced as an order of that court. Neither party will collect the filing fee from the other party.

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 25, 2011.

Residential Tenancy Branch