



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Public Safety and Solicitor General

DECISION

Dispute Codes MNR, MNSD, FF

Introduction

This hearing was convened by way of conference call to deal with the landlord's application for a monetary order for unpaid rent, for an order permitting the landlord to retain all or part of the security deposit or pet damage deposit, and to recover the filing fee from the tenants for the cost of this application.

The landlord and both tenants attended the conference call hearing, and during the course of the hearing, the parties agreed to settle this dispute on the following conditions:

1. The landlord will retain the security deposit in the amount of \$450.00;
2. The tenants will pay to the landlord the sum of \$450.00;
3. The landlord will not recover the \$50.00 filing fee from the tenants.

Conclusion

For the reasons set out above, I hereby grant a monetary order in favour of the landlord in the amount of \$450.00. This order may be filed in the Provincial Court of British Columbia, Small Claims division for enforcement 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: April 07, 2011.

Residential Tenancy Branch