



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

MND, MNR, MNSD, FF

Introduction

This hearing was convened in response to the Landlord's Application for Dispute Resolution, in which the Landlord applied for a monetary Order for damage to the rental unit; for a monetary Order for unpaid rent; to keep all or part of the security deposit; and to recover the fee for filing this Application for Dispute Resolution.

Both parties were represented at the hearing. They were provided with the opportunity to submit documentary evidence prior to this hearing, to present oral evidence, to ask questions, and to make submissions to me.

Issue(s) to be Decided

The issues to be decided are whether the Landlord is entitled to compensation for unpaid rent; for compensation for damage to the rental unit; to retain all or part of the security deposit paid by the Tenant; and to recover the filing fee for the cost of this Application for Dispute Resolution.

Background and Evidence

The Landlord and the Tenant agree that this tenancy began on February 15, 2008; that the Tenant was required to pay monthly rent of \$1,550.00 on the first day of each month; that the Tenant paid a security deposit of \$775.00 on February 05, 2008; and that the tenancy ended on February 13, 2011.

After considerable discussion the Landlord and the Tenant mutually agreed to resolve this and all other disputes related to this tenancy under the following terms:

- The Landlord will keep the Tenant's security deposit
- The Tenant will pay the Landlord \$2,000.00.

Conclusion

On the basis of the agreement reached at the hearing, I grant the Landlord a monetary Order for the amount of \$2,000.00. In the event that the Tenant does not comply with

this Order, it may be served on the Tenant, filed with the Province of British Columbia Small Claims Court 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: June 16, 2011.

Residential Tenancy Branch