



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

Decision

Dispute Codes: MNR, MND, MNDC, MNSD, FF

Introduction

This hearing dealt with the landlords' application for a monetary order as compensation for unpaid rent or utilities / compensation for damage to the unit, site or property / compensation for damage or loss under the Act, regulation or tenancy agreement / retention of the security deposit / and recovery of the filing fee. Both parties participated in the hearing and gave affirmed testimony.

Issues to be decided

- Whether the landlords are entitled to any or all of the above under the Act, regulation or tenancy agreement

Background and Evidence

Pursuant to a written tenancy agreement, the 4 month fixed term of tenancy was from January 1 to April 30, 2011. Monthly rent was \$1,700.00 and a security deposit of \$850.00 was collected. While there were originally 4 tenants, in short, all had vacated the unit by February 1, 2011. The landlords' knowledge of the current whereabouts of the tenants is limited to the one named in this application.

During the hearing the parties exchanged views on the various aspects of the landlords' application, and ultimately undertook to achieve a resolution of the dispute.

Analysis

The full text of the Act, Regulation, Residential Tenancy Policy Guidelines, Fact Sheets, forms and more can be accessed via the website: www.rto.gov.bc.ca/

Section 63 of the Act provides that the parties may attempt to settle their dispute during a hearing. Pursuant to this provision, discussion between the parties during the hearing led to a resolution. Specifically, it was agreed as follows:

- that the landlords will retain the full security deposit of \$850.00;

- that the tenant will pay the landlords \$25.00 which represents a 50% share of the \$50.00 filing fee, and that a monetary order will be issued in favour of the landlords to this effect;
- that the above payment will be by cheque made payable to the female landlord "IW;"
- that the above cheque will be put into the mail by not later than midnight, Friday, June17, 2011;
- that the above particulars comprise full and final settlement of all aspects of the dispute arising from this tenancy for both parties.

Conclusion

Pursuant to section 67 of the Act, I hereby issue a **monetary order** in favour of the landlords in the amount of **\$25.00**. Should it be necessary, this order may be served on the tenant, filed in the 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*.

DATE: June 14, 2011

Residential Tenancy Branch