



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD, MNDC, FF, O

Introduction

This hearing was convened by way of conference call in response to an application filed by the landlord 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 keep all or part of the pet damage deposit or security deposit; and to recover the filing fee from the tenants for the cost of this application.

During the course of the hearing, the parties agreed to settle this dispute on the following conditions:

1. The landlord will keep the garage door opener deposits totalling \$120.00;
2. The landlord will keep the security deposit in the amount of \$567.50;
3. In addition to the deposits mentioned above, the landlord will have a monetary order against the tenants in the amount of \$497.50, which is comprised of one month of rent in the amount of \$1,135.00, plus \$50.00 for the cost of filing this application, less the garage door opener deposits and less the security deposit.

Conclusion

For the reasons set out above, I hereby order the landlord to keep the security deposit and garage door opener deposits, which total \$687.50. I further grant the landlord a monetary order in the amount of \$497.50 pursuant to Section 67 of the *Residential Tenancy Act*. 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: October 18, 2011.

Residential Tenancy Branch