



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND, MNR, MNSD, MNDC, FF

Introduction

This hearing was convened by way of conference call in response to an application made by the landlord for a monetary order for damage to the unit, site or property; for a monetary order for unpaid rent or utilities; 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.

An agent for the landlord company and both tenants attended the conference call hearing.

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

1. The landlord will recover \$300.00 from the tenants as liquidated damages;
2. The landlord will recover a move-in bonus from the tenants in the amount of \$897.50;
3. The amounts due to the landlord above will be set off from the deposits in the amount of \$1,137.50 held in trust by the landlord, and the landlord will have a monetary order for the difference of \$60.00.

Conclusion

For the reasons set out above, I hereby grant a monetary order in favour of the landlord pursuant to Section 67 of the *Residential Tenancy Act* in the amount of \$60.00. This order is final and binding on the parties and may be enforced.

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: January 04, 2012.

Residential Tenancy Branch