



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 landlords 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 under the *Act*, regulation or tenancy agreement; for an order permitting the landlords to keep all or part of the pet damage deposit or security deposit; and to recover the filing fee for the cost of this application.

One of the landlords and one of the tenants attended the conference call hearing. The landlord testified to serving the tenant who attended this hearing on April 13, 2012 personally, but did not serve the other tenant. The Act requires that an Application for Dispute Resolution be served upon each tenant that the landlord claims a monetary order from, and therefore, I must find that the other tenant has not been served.

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

1. The landlords will keep the security deposit in the amount of \$700.00;
2. The landlords will have a monetary order as against the tenant who attended the hearing in the amount of \$864.00.

The application by the landlords as against the other tenant is hereby dismissed without leave to reapply.

Since the parties have been able to settle this dispute, I decline to order that the landlords recover the filing fee from the tenant for the cost of this application.

Conclusion

For the reasons set out above, I hereby order the landlords to keep the security deposit in the amount of \$700.00 and I grant a monetary order in favour of the landlords

pursuant to Section 67 of the *Residential Tenancy Act* as against the tenant, JM, in the amount of \$864.00.

The application by the landlords for a monetary order as against the tenant, SG is hereby dismissed without leave to reapply.

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 01, 2012.

Residential Tenancy Branch