



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

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

1. The landlord will keep the security deposit in the amount of \$725.00;
2. The landlord will have a monetary order against the tenants in the amount of \$725.00 in full satisfaction of the landlord's monetary claim.

Since the parties have been able to settle this dispute, I decline to order that the landlord recover the filing fees for the cost of this application.

Conclusion

For the reasons set out above, I hereby order the landlord to keep the security deposit in the amount of \$725.00 and I grant a monetary order in favour of the landlord pursuant to Section 67 of the *Residential Tenancy Act* in the amount of \$725.00

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: July 18, 2012.

Residential Tenancy Branch