



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes 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 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. The details portion of the landlord's application includes a monetary order for damage to the unit, site or property.

The landlord company was represented at the hearing by an agent, and both tenants also 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 keep the security deposit in the amount of \$597.50 in partial satisfaction of the landlord's claim;
2. The landlord will have a monetary order in the amount of \$1,195.00 for one month of rent, \$190.00 for cleaning the rental unit, \$123.20 for carpet cleaning, and \$110.00 for blind cleaning, less the amount of the security deposit currently held in trust by the landlord, for a total monetary order in the amount of \$1,020.70;
3. The landlord will not enforce the monetary order until 6 months have expired from this date to give the tenants an opportunity to make instalment payments to the landlord.

Since the parties have been able to settle this dispute, I decline to order that the landlord recover the filing fee from the tenants 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 \$597.50, and I grant the landlord a monetary order pursuant to Section 67 of the *Residential Tenancy Act* in the amount of \$1,020.70.

I further order that the landlord refrain from filing the monetary order in Small Claims Court or any other Court of competent jurisdiction for enforcement unless the tenants have failed to pay that amount in full within 6 months from today.

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: August 01, 2012.

Residential Tenancy Branch