



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes FF, MND, MNDC, MNSD

Introduction

This hearing dealt with an Application for Dispute Resolution by landlord for a monetary order for damages to the unit, for compensation for loss under the Act, to keep all or part of the pet damage deposit and security deposit and to recover the cost of filing the application from the tenant.

Both parties appeared, gave affirmed testimony and were provided the opportunity to present their evidence orally and in written and documentary form, and to cross-examine the other party, and make submissions at the hearing.

Settlement Agreement

During the hearing, the parties agreed to settle these matters, on the following conditions:

- 1) The tenant's agent agreed they are responsible for the maintenance charges in the amount of \$410.00 and for liquidated damages as set out in the tenancy agreement in the amount of \$350.00. Total compensation **\$810.00**, this amount includes the \$50.00 the landlord paid to file their application.
- 2) The landlord's agent agreed to withdraw the claim for concession payback.
- 3) The parties agreed the landlord is entitled to keep the pet damage deposit (\$200.00) and the security deposit (\$425.00) in partial satisfaction of the above compensation.
- 4) The parties agreed the balance owing to the landlord is **\$185.00**, the tenant's agent will send a cheque to the landlord's agent at the address provided at this hearing forthwith.
- 5) The parties agreed this is a full and final settlement agreement relating to all issues for this tenancy.

Conclusion

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*.

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: September 26, 2012.

Residential Tenancy Branch