



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

MNDC, MNSD, MND, FF

Introduction

This hearing was scheduled in response to the landlord's Application for Dispute Resolution, in which the landlord has requested compensation for damage to the rental unit, compensation for damage or loss, to retain all or part of the security deposit and to recover the filing fee from the tenants for the cost of this Application for Dispute Resolution.

Both parties were present at the hearing. At the start of the hearing I introduced myself and the participants. The hearing process was explained, evidence was reviewed and the parties were provided with an opportunity to ask questions about the hearing process. They were provided with the opportunity to submit documentary evidence prior to this hearing, all of which has been reviewed, to present affirmed oral testimony and to make submissions during the hearing. I have considered all of the evidence and testimony provided.

Mutually Settled Agreement

The tenants agreed that the landlord may retain \$89.60 from the \$775.00 deposit that is held in trust.

The landlord agreed to immediately issue a cheque to the tenants in the sum of \$685.40, in satisfaction of any and all claims related to this tenancy.

The parties agreed that all matters related to this tenancy are now settled.

Pursuant to section 63(2) of the Act, I have issued a monetary order in the sum of \$685.40, to the tenants; in support of the mutually settled agreement.

Conclusion

Based on the mutually settled agreement I grant the tenants a monetary Order in the sum of \$685.40. In the event that the landlord does not issue a cheque, as agreed, the Order may be served on the landlord, filed with the Province of British Columbia Small Claims Court and enforced as an Order of that Court.

This decision is final and binding on the parties, unless otherwise provided under the Act, and 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: October 01, 2012.

Residential Tenancy Branch