

## **DECISION**

Dispute Codes      MND, MNR, MNDC, MNSD, FF

This is an application filed by the Landlord for a monetary order for damage to the unit, site or property, for unpaid rent or utilities, for money owed or compensation for damage or loss, to keep all or part of the security deposit and recovery of the filing fee.

Both parties attended the hearing by conference call and gave testimony. As both parties have attended the hearing and have confirmed receipt of the notice of hearing and submitted evidence, I am satisfied that both parties have been properly served.

Section 63 of the Act provides that the parties may attempt to settle their dispute during a hearing. Pursuant to this provision, discussion between the parties during the hearing led to a resolution. Specifically, it was agreed as follows:

Both parties agreed that the Tenant owes the \$5,963.29 claim being sought by the Landlord and the \$100.00 filing fee. The Tenant agreed to surrender the \$775.00 security deposit paid on June 10, 2011 to offset this claim leaving a balance of \$5,288.29 owing. Both parties agree that the Tenant shall make monthly payments of \$40.00 on the 20<sup>th</sup> day of each month to the Landlord by Direct Deposit until the balance is paid. This is to be arranged by the Tenant attending at the Landlord's Office to complete the Direct Deposit paperwork.

The above particulars comprise full and final settlement of all aspects of the dispute arising from this application for both parties.

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: November 28, 2012.

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Residential Tenancy Branch