



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND MNSD MNDC FF

Introduction

This hearing was convened as a result of the landlord's application for dispute resolution under the *Residential Tenancy Act* (the "Act"). The landlord applied for a monetary order for damage to the unit, site or property, for money owed or compensation for damage or loss under the Act, regulation or tenancy agreement, authorization to keep all or part of the security deposit, and to recover the filing fee.

The tenants and an agent for landlord (the "agent") attended the hearing. The parties gave affirmed testimony, were provided the opportunity to present their evidence orally and in documentary form prior to the hearing, and make submissions to me.

The tenants confirmed receiving the evidence package from the landlord and had the opportunity to review it prior to the hearing. I find the tenants were served in accordance with the Act.

Settlement Agreement

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

1. The landlord continues to hold the tenants' security deposit including remote and tag fees of \$685.00.
2. The parties agree that they owe the landlord **\$260.00** towards \$825.00 in carpet damage/replacement and \$120.00 for blind repair/replacement after the \$685.00 security deposit is deducted in partial satisfaction of the landlord's claim.
3. The tenants will send a cheque to the landlord in the amount of \$260.00 on or before November 30, 2012.
4. The landlord will receive a monetary order in the amount of \$260.00 which will be of no force or effect if the payment is made in accordance with #3 above.

6. The landlord agrees to waive the recovery of the filing fee and withdraws their application as part of this mutual agreement.
7. The parties agree that this agreement represents a full and final settlement of any disputes regarding this tenancy.

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

Conclusion

I grant the landlord a monetary order pursuant to section 67 of the *Act* in the amount of **\$260.00** which will be of no force or effect if the amount owing has been paid in accordance with the above terms.

For the benefit of both parties, I am including a copy of *A Guide for Landlords and Tenants in British Columbia* with my Decision.

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: November 22, 2012

Residential Tenancy Branch