



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR, MNR, MNSD, MNDC, FF

### Introduction

This hearing was scheduled to hear a landlord's application for an Order of Possession for unpaid rent and a Monetary Order for unpaid rent, loss of rent, parking and late fees; in addition to authorization to retain all or part of the security deposit and/or pet deposit. Both parties appeared or were represented at the hearing and were provided the opportunity to make relevant submissions, in writing and orally pursuant to the Rules of Procedure, and to respond to the submissions of the other party.

At the commencement of the hearing the landlord indicated that the dispute had largely been resolved with payment of the outstanding rent and the landlord was willing to continue with the tenancy. The only issue to decide was award of the filing fee paid for this application.

The tenant was agreeable to the filing fee being awarded to the landlord. The landlord stated that authorization to deduct \$50.00 from the security deposit would be acceptable in satisfaction of this award.

### Analysis

Pursuant to section 63 of the Act, I have the authority to assist parties in reaching a settlement agreement during the hearing and to record a settlement agreement in the form of a decision or order.

I have accepted the agreement reached by the parties during this hearing and order the following:

1. The tenancy shall continue at this time; and,
2. The landlord is authorized to deduct \$50.00 from the tenants' security deposit to recover the filing fee paid for this application.

Conclusion

This dispute was resolved by way of a mutual agreement. The tenancy continues and the landlord is authorized to deduct \$50.00 from the tenants' security deposit.

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 20, 2012.

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Residential Tenancy Branch