



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION – MUTUAL AGREEMENT

Dispute Codes MND, MNR, MNSD, FF

This hearing dealt with an Application for Dispute Resolution made by the Landlord for unpaid rent, for cleaning and repairs at the rental unit, to keep all of the security deposit in partial satisfaction of the claims and to recover the filing fee for the Application.

Both parties appeared at the hearing. The hearing process was explained and the participants were asked if they had any questions.

At the outset of the hearing the Tenants explained that they were in agreement with all the claims made by the Landlord in the Application.

The Tenants and the Landlord came to an agreement for the repayment of \$2,361.81 (the amount claimed including the filing fee for the Application), and the parties asked that it be recorded by me.

Pursuant to section 63 of the Act, I record the settlement in the form of this decision and order. The parties agreed and I order as follows:

1. The Landlord may keep the security deposit of \$390.00 in partial satisfaction of the claim ($\$2,361.81 - \$390.00 = \$1,971.81$);
2. The Tenants will pay the Landlord the balance due of **\$1,971.81** before **June 30, 2013**;
3. The Landlord will issue the Tenants a receipt for each payment made;
4. The Landlord shall have a monetary order in the amount of \$1,971.81, which the Landlord may enforce if the Tenants do not pay the entire balance off by **June 30, 2013**; and
5. If the Landlord has to enforce the monetary order the Landlord shall take into account any payments made by the Tenants and reduce the amount accordingly.

The parties are commended for reaching a mutual agreement to resolve the dispute in this matter.

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 Act.

Dated: December 17, 2012.

Arbitrator
Residential Tenancy Branch