



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: *MNDC, MNSD, FF.*

Introduction,

This hearing dealt with an application by the landlord, pursuant to the *Residential Tenancy Act*. The landlord applied for a monetary order to recover loss of income, the cost of cleaning, and the filing fee. The landlord also applied to retain the security deposit in partial satisfaction of his claim.

Both parties attended the hearing and were given full opportunity to present evidence and make submissions.

Issues to be decided

Is the landlord entitled to a monetary order?

Background and Evidence

The tenancy started on July 14, 2011 and ended on August 31, 2012. Prior to the hearing, the parties met, engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute.

Analysis

Pursuant to Section 63 of the *Residential Tenancy Act*, the Arbitrator may assist the parties settle their dispute and record the settlement in the form of a decision and/or an order.

During this hearing, the parties informed me that they had reached an agreement to settle these matters, on the following conditions:

1. The tenant agreed to allow the landlord to retain the security deposit of \$439.50.
2. The tenant agreed to pay to the landlord an additional \$500.00 in full and final settlement of all claims against the landlord. A monetary order will be granted to the landlord for this amount.
3. The landlord agreed to retain the security deposit and accept \$500.00 from the tenant in full and final settlement of all claims against the tenant.

4. Both parties stated that they understood and agreed that the above particulars comprise **full and final settlement of all aspects** of the dispute at this address.

Conclusion

Pursuant to the above agreement, the landlord may retain the security deposit and I grant the landlord a monetary order under section 67 of the *Residential Tenancy Act* for the amount of **\$500.00**. This order may be filed in the Small Claims Court and enforced as an order of that Court.

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: January 25, 2013

Residential Tenancy Branch

