



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MND, MNR, MNSD, MNDC, FF  
                                 MNSD, FF

### Introduction

This hearing was convened by way of conference call concerning applications made by the landlords and by the tenant. The landlords have applied for a monetary order for damage to the unit, site or property; for a monetary order for unpaid rent or utilities; for a monetary order for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement; for an order permitting the landlords to keep all or part of the pet damage deposit; and to recover the filing fee from the tenant for the cost of the application. The tenant has applied for a monetary order for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement, and to recover the filing fee from the landlords for the cost of the application.

Both landlords and the tenant attended the conference call hearing.

During the course of the hearing the parties agreed to settle this dispute on the following conditions:

1. The tenant will pay the landlords the sum of \$202.33 for the outstanding utility bill;
2. The landlords will keep the \$725.00 security deposit and the \$100.00 pet damage deposit in full satisfaction of the landlords' claim.
3. This settlement agreement is in full satisfaction of any and all claims between the parties herein.

Since the parties have agreed to settle this dispute, I decline to order that either party recover the filing fees from the other for the cost of these applications.

### Conclusion

For the reasons set out above, I hereby grant a monetary order in favour of the landlords pursuant to Section 67 of the *Residential Tenancy Act* in the amount of \$202.33.

I further order the parties to comply with the settlement agreement as set out above.

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 10, 2013.

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Residential Tenancy Branch

