



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## Dispute Codes:

**MNDC, MNSD, FF**

## Introduction

This hearing was scheduled in response to the landlord's Application for Dispute Resolution, in which the landlord has requested compensation for unpaid rent, to retain the security deposit paid and to recover the filing fee from the tenants for the cost of this Application for Dispute Resolution.

Both parties were present at the hearing. At the start of the hearing I introduced myself and the participants. The hearing process was explained, evidence was reviewed and the parties were provided with an opportunity to ask questions about the hearing process. They were provided with the opportunity to submit documentary evidence prior to this hearing, all of which has been reviewed, to present affirmed oral testimony and to make submissions during the hearing.

## Mutually Settled Agreement

There was no dispute that the parties signed an agreement in June 2012 for a tenancy that commenced on September 15, 2012. The tenancy was to end on May 1, 2013 and it was agreed that the tenants would vacate the unit. Rent was \$1,200.00 per month, due on the first day of each month. A security deposit in the sum of \$600.00 was paid.

The tenants vacated the rental unit on December 15, 2012. The landlords claim was related to unpaid cable and utility costs, loss of rent revenue and associated costs.

During the hearing the tenants agreed to make the following payments to the landlord:

- \$226.54 for utility and cable services;
- \$280.27 advertising costs;
- \$1,200.00 December, 2012 rent;
- \$1,500.00 in recognition of loss of rent revenue from January 2013 to March 2013, inclusive; and
- That the landlord will retain the \$600.00 deposit as payment toward the amounts owed.

Therefore, pursuant to section 63(2) of the Act, I find that the landlord is entitled to compensation in the sum of \$3,206.81; less the \$600.00 deposit. The balance owed to the landlord is \$2,606.81.

Based on the mutually settled agreement I grant the landlord a monetary Order in the sum of \$2,606.81. In the event that the tenants do not comply with this Order, it may be served on the tenants, filed with the Province of British Columbia Small Claims Court and enforced as an Order of that Court.

The parties acknowledged that the mutual agreement settles the disputes related to the tenancy.

### Conclusion

The parties reached a mutually settled agreement.

The landlord has been issued a monetary Order for the balance that is agreed owed by the tenants.

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: March 26, 2013

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Residential Tenancy Branch

