



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding bc IMC REALTY CORPORATION dba PANARAMA TOWERS  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      MNR, MNSD, MNDC, FF

### Introduction

This hearing dealt with an Application for Dispute Resolution by the landlord for a monetary order for money owed or compensation for damage or loss under the Act, and to keep all or part of the security deposit.

Both parties appeared. During the hearing the parties agreed to settle these matters, on the following conditions:

- 1) The tenant agreed that he owed the landlord \$210.00 for unpaid rent;
- 2) The tenant agreed to pay to the landlord the amount of \$160.00 for cleaning cost, \$100.08 for carpet cleaning, \$104.16 for having the blinds cleaned, \$80.00 for repairs and \$50.00 for the cost of filing the application. Total owing \$1054.96;
- 3) The parties agreed the landlord will retain the security deposit of \$600.00 to offset the above amount; and
- 4) The parties agreed the balance owing of \$454.96, will be paid at the rate of \$50.00 per month, commencing May 5, 2013, and the like sum will be payable on the 5<sup>th</sup> day of each month thereafter until paid in full. Any missed payments the balance due becomes immediately due and owing and may be filed in the Province Court for enforcement.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*.

### Conclusion

As a result of the above settlement, the landlord is authorized to retain the security deposit. I grant the landlord a monetary order in the amount of \$454.96.

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: April 05, 2013

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Residential Tenancy Branch

