



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

AGREEMENT REACHED BETWEEN THE PARTIES

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

Introduction

This hearing was convened by way of a conference call in response to an application made by the landlord for an Order of Possession for unpaid rent or utilities and for a monetary order: for damage to the unit, site or property; for unpaid rent or utilities; for money owed or compensation for damage or loss under the Act, regulation or tenancy agreement; to keep all or part of the pet damage and security deposit, and to recover the filing fee from the tenant for the cost of this application.

Both parties attended the conference call hearing during which it was determined that the tenant had left the rental unit and as a result the landlord withdrew the request for an Order of Possession for unpaid rent or utilities.

Throughout the course of the hearing I assisted the parties in coming to an agreement in settlement of the landlord's application pursuant to section 62 of the *Residential Tenancy Act*. I have recorded the agreement that was mutually reached as follows.

- The tenant agrees to the landlord deducting \$200.00 from the security deposit for the cleaning costs incurred by the landlord after the tenant vacated the rental unit.
- The tenant agrees to pay the landlord's cost of \$50.00 for filing the application.
- The landlord currently holds a security deposit of \$850.00 and a pet damage deposit of \$850.00, totaling \$1700.00. The landlord agrees to

deduct a total of **\$250.00** from the security deposit and return **\$1450.00** back to the tenant forthwith.

The tenant is at liberty to make an application for the return of the \$1450.00 if the landlord fails to return it forthwith, namely 15 days of this hearing taking place.

Conclusion

Both Parties have reached an agreement during the hearing and this agreement has been recorded by the Arbitrator pursuant to section 62 of the *Act* in full, final and binding settlement of the landlord's application.

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: June 10, 2013

Residential Tenancy Branch