



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Columbia Property Management Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MND, MNR, MNDC, MNSD, FF

Introduction

This hearing dealt with the landlord's Application for Dispute Resolution seeking a monetary order.

The hearing was conducted via teleconference and was attended by an agent for the landlord and the male tenant.

Issue(s) to be Decided

The issues to be decided are whether the landlord is entitled to a monetary order for unpaid rent; for loss of revenue; for compensation for damage and cleaning of the unit; for all or part of the security deposit and to recover the filing fee from the tenants for the cost of the Application for Dispute Resolution, pursuant to Sections 37, 38, 67, and 72 of the *Residential Tenancy Act (Act)*.

Background and Evidence

During the hearing the parties came to the following settlement:

1. The landlord withdraws her Application for Dispute Resolution;
2. The parties agree the tenants are responsible for the compensation to the landlord in the amount of \$2,196.53;
3. The parties agree the landlord will reduce that compensation by the amounts held for the security deposit and pet damage deposit totalling \$1,000.00.
4. The tenants agree to pay the landlord \$1,196.53 as full settlement.

Conclusion

In support of this settlement and with agreement of both parties I grant a monetary order to the landlord in the amount of **\$1,196.53**.

This order must be served on the tenant. If the tenant fails to comply with this order the landlord may file the order in the Provincial Court (Small Claims) and be 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: August 07, 2013

Residential Tenancy Branch