



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding La Mirada Rental Pool and AWM Alliance Real Estate Group Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MND, MNSD, FF

Introduction

This was a hearing with respect to the landlord's application for a monetary order and an order to retain the security deposit. The hearing was originally scheduled to be heard on August 1, 2013, but it was adjourned to be heard on September 17, 2013. The landlord's representative and the tenant called in and participated in the hearing.

Conclusion

At the hearing the parties confirmed that the landlord and the tenant have agreed to a settlement of the matters in dispute in this proceeding and requested that the settlement be recorded in this decision.

The parties have agreed that the tenant will be responsible for the cost of floor repairs, including replacement to a maximum amount of \$4,000.00. The tenant has agreed to forfeit his security deposit of \$475.00 in partial satisfaction of the landlord's claim and therefore the maximum amount of the tenant's potential liability is the sum of \$3,525.00. The landlord will apply for and use its best efforts to obtain insurance coverage for the floor damage and in the event that the landlord is successful in obtaining such coverage, the tenant will be responsible only for the amount of the \$1,000.00 insurance deductible, less his \$475.00 security deposit so that his liability after application of the deposit will be limited to the sum of \$525.00.

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: September 18, 2013

Residential Tenancy Branch

