



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

### **Dispute Codes:**

MNDC, MNR, MND, MNSD, FF

### **Introduction**

This hearing was convened in response to cross applications.

The Landlord filed an Application for Dispute Resolution, in which the Landlord applied for a monetary Order for unpaid rent; for a monetary Order for damage; to keep all or part of the security deposit; and to recover the fee for filing an Application for Dispute Resolution.

The Tenant filed an Application for Dispute Resolution, in which the Tenant applied for a monetary Order for money owed or compensation for damage or loss, for the return of the security deposit; and to recover the fee for filing an Application for Dispute Resolution.

Both parties were represented at the hearing.

### **Issue(s) to be Decided**

Is the Landlord entitled to compensation for unpaid rent and/or damage to the rental unit; is the Tenant entitled to compensation for replacing some blinds; and should the security deposit be retained by the Landlord or returned to the Tenant?

### **Background and Evidence**

After considerable discussion, the Landlord and the Tenant mutually agreed to settle this dispute under the following terms:

- The Landlord will pay \$350.00 to the Tenant by October 15, 2013
- This payment is in addition to the \$25.19 that has already been refunded from the security deposit
- Neither party will seek further compensation for anything arising out of this tenancy agreement.

Analysis

The terms of this agreement were reviewed with the parties on at least two occasions and it was clear that the parties mutually agreed to the terms of the settlement.

Conclusion

On the basis of this mutual agreement, I grant the Tenant a monetary Order, in the amount of \$350.00. In the event the Landlord has not paid this amount by October 15, 2013, the Order may be served on the Tenant, filed with the Province of British Columbia Small Claims Court and enforced as an Order of that Court.

This agreement is recorded on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: October 04, 2013

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Residential Tenancy Branch

