



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Parkview Towers
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNR, MNSD, FF

Introduction

This was a hearing with respect to the landlord's application for a monetary order and an order to retain the tenants' security deposit. The hearing was conducted by conference call. The landlord's representative and the named tenant called in and participated in the hearing.

Issue(s) to be Decided

Is the landlord entitled to a monetary award and if so, in what amount?

Background and Evidence

The rental unit is an apartment in Burnaby. The tenancy began on March 1, 2013 for a one year term with rent in the amount of \$1,340.00 payable on the first of each month. The tenants paid a security deposit of \$670.00 on February 15, 2013.

The tenants gave notice and moved out on August 31, 2013, before the end of the fixed term. The landlord succeeded in re-renting the unit for September. At the hearing the parties advised me that they have agreed to settle the landlord's claim. The tenant has agreed to permit the landlord to retain the security deposit and has agreed to pay the additional amount of \$227.26 in full and final satisfaction of all the landlord's claims arising out of the tenancy agreement. The landlord's representative confirmed that the landlord accepts this proposal as a final settlement of all the claims in the landlord's application for dispute resolution.

Analysis and conclusion

The landlord and the tenant agreed that the above-noted settlement should be embodied in the form of a binding decision and order issued by the Residential Tenancy

Branch. Pursuant to the agreement of the parties, I find that the landlord is entitled to a monetary award in the amount of \$897.26. I order that the landlord retain the \$670.00 security deposit that it holds in partial satisfaction of this award and I grant the landlord an order under section 67 for the balance of \$227.26. This order may be registered in the Small Claims Court and 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: November 13, 2013

Residential Tenancy Branch

