



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Duttons & Co. Real Estate Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes:

MNDC, MNR, MND, MNSD, FF

Introduction

This hearing was convened in response to the Landlord's Application for Dispute Resolution, in which the Landlord applied for a monetary Order for money owed or compensation for damage or loss; 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 this Application for Dispute Resolution.

Issue(s) to be Decided

Is the Landlord is entitled to compensation for unpaid rent/loss of revenue; to compensation for liquidated damages; for compensation for damage to the rental unit; and to retain all or part of the security deposit paid by the Tenant?

Background and Evidence

At the outset of the hearing the parties mutually agreed to resolve this dispute under the following terms:

- The Tenant agrees that the Landlord can retain the security deposit paid for this tenancy
- The Tenant agrees to pay the Landlord \$642.00 by December 15, 2013
- The Tenant agrees to pay the Landlord \$642.00 by January 15, 2014
- The Tenant agrees to pay the Landlord \$641.00 by February 15, 2014
- The parties understand that a monetary Order will be granted to the Landlord in the event the aforementioned payments are not made.

Analysis

The dispute has been settled by mutual consent.

Conclusion

On the basis of the aforementioned settlement agreement, I grant the Landlord a monetary Order for \$1,925.00. This Order may only be served to the Tenant if the Tenant does not comply with the payment schedule recorded in this decision, at which time it may be filed with the Province of British Columbia 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 27, 2013

Residential Tenancy Branch

