



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC, MNSD, FF

Introduction

This hearing was convened by way of conference call in response to an Application for Dispute Resolution made by the landlords and the tenant. Both parties applied to retain and return respectively, all or part of the pet damage or security deposit. The tenant also applied for money owed or compensation for damage or loss under the *Residential Tenancy Act* (referred to as the Act), regulation or tenancy agreement and the landlord also applied to recover the filing fee from the tenant for the cost of the application.

One of the landlords and the tenant appeared for the hearing and no issues in relation to the service of documents under the Act were raised by any of the parties.

Analysis & Conclusion

Pursuant to section 63 of the Act, the Arbitrator may assist the parties to settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order. During the hearing, the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute.

Both parties **agreed** to settle their respective applications in full under the following terms:

1. The tenant consents to the landlord deducting \$35.00, for the cost of damages and cleaning of the rental suite, from the tenant's security deposit of \$240.00.
2. The landlord agreed to return the resulting amount of \$205.00 to the tenant forthwith and in any case by January 25, 2014.

3. The tenant is issued with a Monetary Order in the amount of \$205.00, which the tenant can enforce **if** the landlords fail to make the above payment by January 25, 2014.

Both parties are cautioned to keep detailed written records of any transactions that are made with regards to the above terms of the agreement.

For the reasons set out above, I hereby grant the tenant a Monetary Order in the amount of **\$205.00**.

This order is final and binding on the parties and may be enforced.

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: January 13, 2014

Residential Tenancy Branch