



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Sutton Advantage Property Mgmt.  
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.

Both parties were represented at the hearing. They were provided with the opportunity to submit documentary evidence prior to this hearing, to ask relevant questions, and to make relevant submissions.

### Issue(s) to be Decided

Is the Landlord entitled to compensation for unpaid rent/loss of revenue; to compensation for liquidated damages; to compensation for damage to the rental unit; and to retain all or part of the security deposit paid by 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 keep the security deposit of \$575.00
- The Tenant will pay \$1,000.00 to the Landlord in the following manner:
  - \$150.00 by October 01, 2014
  - \$150.00 by November 01, 2014
  - \$150.00 by December 01, 2014
  - \$150.00 by January 01, 2015
  - \$150.00 by February 01, 2015
  - \$150.00 by March 01, 2015
  - \$100.00 by April 01, 2015

Analysis

The Landlord and the Tenant have mutually agreed to settle this dispute under the aforementioned terms.

Conclusion

On the basis of the aforementioned settlement agreement, I grant the Landlord a monetary Order for \$1,000.00. In the event the Tenant fails to make any of the payments in accordance with the settlement agreement, this 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 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: April 14, 2014

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Residential Tenancy Branch

