



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      MND, MNR, MNSD, FF

### Introduction

This hearing dealt with an Application for Dispute Resolution by the landlord for a monetary order for unpaid rent, for damages to the unit, and to keep all or part of the security deposit.

Both parties appeared. During the hearing the parties agreed to settle these matters, on the following conditions:

- 1) The tenant agreed that they owe rent for January 2014, in the amount of \$1,700.00;
- 2) The tenant agreed that they caused damaged to the driveway and greed to the pay for the cost of the repair in the amount of \$825.00; and
- 3) The tenant agreed that they owe utilities in the amount of \$107.01.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*.

### Conclusion

As a result of the above settlement I find that the landlords have established a total monetary claim of **\$2,682.01** comprised of the above described amounts and the \$50.00 fee paid for this application.

I order that the landlords retain the security deposit of **\$825.00** in partial satisfaction of the claim and I grant the landlords an order under section 67 for the balance due of **\$1,857.01**. This order may be filed in the Provincial Court (Small Claims) 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 23, 2014

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Residential Tenancy Branch

