



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Brown Bros. Agencies Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MND, MNSD, MNDC, FF

Introduction

This hearing dealt with the landlord's Application for Dispute Resolution seeking a monetary order.

The hearing was conducted via teleconference and was attended by two agents for the landlord and both tenants.

Issue(s) to be Decided

The issues to be decided are whether the landlord is entitled to a monetary order for unpaid rent; for cleaning; carpet and blind cleaning; and repairs to carpet; for all or part of the security deposit and to recover the filing fee from the tenants for the cost of the Application for Dispute Resolution, pursuant to Sections 37, 38, 55, 67, and 72 of the *Residential Tenancy Act (Act)*.

Background and Evidence

During the hearing the parties reached the following settlement:

- The parties agree the tenants are responsible for a total debt to the landlord of \$2,436.28 representing:
 - \$1,575.00 in unpaid and outstanding rent;
 - \$367.50 for carpet cleaning;
 - \$173.15 for blind cleaning;
 - \$170.63 for general cleaning;
 - \$100.00 for carpet repair; and
 - \$50.00 for the landlord's filing fee for this Application for Dispute Resolution.
- In partial satisfaction of this debt the tenants agree the landlord may retain the security deposit of \$750.00;
- In addition, the tenants agree to pay the landlord \$1,686.28 for the balance of the debt owed.

Conclusion

In support of this settlement and with agreement of both parties I grant the landlord a monetary order in the amount of \$1,686.28.

This order must be served on the tenants. If the tenants fail to comply with this order the landlord may file the order in the Provincial Court (Small Claims) and be 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 29, 2014

Residential Tenancy Branch

