



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Remax Property Management  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      MNR, MNSD, FF

### Introduction

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

The hearing was conducted via teleconference and was attended by the landlord's agent and both tenants.

At the outset of the hearing the landlords' agent identified that he was seeking lost revenue (\$1,800.00); hydro (\$253.04); carpet cleaning charges (\$146.00) and a lease breaking fee (\$300.00)

However, I noted that the landlords' Application did not include any indication that the landlord was seeking compensation for carpet cleaning or a lease breaking fee and as such I advised the parties I would not be considering these items and the landlord remained at liberty to file a separate Application for Dispute Resolution for those claims.

I also note the landlord corrected the amount of the claim for hydro to \$103.04 in recognition that he had not applied a reduction for the basement rental unit usage of hydro.

### Issue(s) to be Decided

The issues to be decided are whether the landlord is entitled to a monetary order for unpaid rent and utilities; 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 45, 67, and 72 of the *Residential Tenancy Act (Act)*.

### Background and Evidence

During the hearing the parties came to the following settlement:

1. The parties agree the landlord will retain the tenants' security deposit in the amount of \$450.00;
2. The tenants agree to pay the landlord \$1,050.00.

3. The parties agree this settlement settles all claims in relation to the tenancy, including, but not limited to lost rent; any utility claims; lease breaking fees; and carpet cleaning charges.

Conclusion

Based on the above settlement and with agreement of both parties I grant the landlord a monetary order in the amount of **\$1,050.00**.

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: May 12, 2014

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Residential Tenancy Branch

