



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Wall Financial Corporation
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MND, MNDC, MNSD, FF

Introduction

This hearing dealt with an application by the landlord for a monetary order for damage to the unit or property; for money owed or compensation for damage or loss under the Act, Regulation, or tenancy agreement; to retain all or part of the security deposit; and to recover the RTB filing fee.

Both a representative for the landlord and one of the tenants attended the teleconference hearing and gave evidence.

Issue(s) to be Decided

Is the landlord entitled to a monetary order as claimed?

Background and Evidence

The tenancy agreement signed by the parties on May 26, 2012 indicates the tenancy started June 1, 2012. The tenants were obligated to pay rent of \$850.00 monthly in advance on the first day of the month. The tenants also paid a security deposit of \$425.00 and a pet deposit of \$200.00.

The tenancy ended March 31, 2014. The landlord claims various amounts for cleaning, removal, and repair costs. The tenants agree the landlord is entitled to the amounts claimed.

Analysis

Section 63 of the Act provides that the parties may settle their dispute in the hearing, and the director may record the settlement in the form of a decision or an order.

Pursuant to this provision, discussion led to a resolution and it was specifically agreed as follows:

RECORD OF SETTLEMENT

1. That the landlord will retain the security deposit of \$425.00 and the pet deposit of \$200.00;
2. That I will issue a monetary order requiring the tenants to pay the landlord \$1,246.85;
3. That the tenants will pay the landlord the sum of \$1,246.85 by making six \$200.00 monthly payments commencing October 15, 2014, followed by one payment of \$46.85 in the seventh month; and
4. That the landlord agrees to not enforce the monetary order issued in this decision unless the tenants fail to make one or more of the seven scheduled payments.

In accordance with the settlement reached by the parties, I grant the landlord a monetary order for \$1,246.85. This order may be filed in the Small Claims Court and enforced as an order of that Court.

Conclusion

I grant the landlord a monetary order for \$1,246.85.

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: October 03, 2014

Residential Tenancy Branch

