



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNR, MND, MNDC, MNSD, FF

Introduction

This hearing was convened by way of conference call concerning an application made by the landlord for a monetary order for unpaid rent or utilities; for damage to the unit, site or property; for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement; for an order permitting the landlord to keep all or part of the pet damage deposit or security deposit; and to recover the filing fee from the tenant for the cost of the application.

One of the tenants, an agent for the landlord company and a witness for the landlord all attended the hearing.

During the course of the hearing the parties agreed to settle this dispute on the following conditions:

1. The landlord will keep the \$460.00 security deposit;
2. The landlord will have a monetary order in the amount of \$2,396.83.
3. This settlement is in full satisfaction of all claims of the landlord as against the tenants.

Since only one of the tenants has agreed to this settlement, the monetary order will be as against that tenant only.

Since the parties were able to settle this dispute, I decline to order that the landlord recover the filing fee.

Conclusion

For the reasons set out above, I hereby order the landlord to keep the \$460.00 security deposit.

I hereby grant a monetary order in favour of the landlord as against the tenant, JD, pursuant to Section 67 of the *Residential Tenancy Act* in the amount of \$2,396.83.

This order is final and binding and may be enforced.

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: September 18, 2014

Residential Tenancy Branch

