



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Quay West Properties Inc.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes:

MNDC, MNSD, MNR, FF

Introduction

This hearing was scheduled in response to the landlord's Application for Dispute Resolution, in which the landlord has requested compensation for unpaid rent, compensation for damage or loss, to retain the security deposit and to recover the filing fee from the tenant for the cost of this Application for Dispute Resolution.

Both parties were present at the hearing. At the start of the hearing I introduced myself and the participants. The hearing process was explained, evidence was reviewed and the parties were provided with an opportunity to ask questions about the hearing process. The parties were affirmed.

Mutually Settled Agreement

At the start of the hearing the tenant provided affirmed testimony that he owes the landlord the total sum claimed; \$2,189.10. The tenant acknowledged his actions caused a loss to the landlord and wishes to meet with the landlord to arrange a payment plan. The tenant agreed the landlord should receive a monetary Order, enforceable through Small Claims Court; should he fail to make agreed payments.

The Act provides:

Opportunity to settle dispute

63 (1) *The director may assist the parties, or offer the parties an opportunity, to settle their dispute.*

(2) *If the parties settle their dispute during dispute resolution proceedings, the director may record the settlement in the form of a decision or an order.*

Therefore, in support of the mutual agreement I Order the tenant to pay the landlord the sum claimed; less the \$375.00 security deposit; plus the \$50.00 filing fee, totaling \$1,864.10.

Based on the mutual agreement and section 63(2) of the Act I grant the landlord a monetary Order in the sum of \$1,864.10. In the event that the tenant does not comply with this Order, it may be served on the tenant, filed with the Province of British Columbia Small Claims Court and enforced as an Order of that Court.

This decision and mutually settled agreement is final and binding and 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 10, 2014

Residential Tenancy Branch

