



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND, MNDC, MNR, MNSD, FF

Introduction

This was an Application for Dispute Resolution made by the Landlord seeking monetary compensation from the Tenants for unpaid rent, loss of rent due to a breach of a fixed term tenancy agreement, for cleaning of the rental unit and to keep the security and pet damage deposits.

Both parties appeared at the hearing. The hearing process was explained and the participants were asked if they had any questions. Both parties provided affirmed testimony and were provided the opportunity to present their evidence orally and in written and documentary form, and to cross-examine the other party, and make submissions to me.

I have reviewed all oral and written evidence before me that met the requirements of the rules of procedure.

Mutual Agreement

During the course of the hearing the parties agreed to resolve the dispute with a financial settlement.

Terms of the Settlement

During the course of the hearing, the parties came to a mutually agreed resolution. The parties have requested this be set out in this decision and both have agreed to the monetary order being granted. Pursuant to section 63 of the Act I am recording the settlement in the form of this decision and monetary order.

The Agent for the Landlord agreed on behalf of the Landlord and both Tenants agreed to resolve all disputes between them related to the tenancy on the following conditions:

1. The Landlord will accept the sum of \$6,819.00 from the Tenants in full and final settlement of the disputes related to the tenancy;

2. The Tenants agree that the Landlord may keep the security deposit and pet damage deposits of \$1,000.00 towards the sum owed to the Landlord;
3. The Landlord shall have a monetary order for the balance due of \$5,819.00 payable by the Tenants; and
4. The Tenants and the Landlord may come to payment arrangements amongst themselves.

I grant the Landlord a monetary order in the amount of **\$5,819.00**, which may be enforced in the Provincial Court (Small Claims Division), should the Tenants fail to abide by the above agreement.

Conclusion

The parties agreed to resolve all disputes between them on the condition that the Tenants pay the Landlord the sum of \$5,819.00. The Landlord has a monetary order to enforce in Provincial Court, in the event the Tenants fail to abide by this agreement.

This decision is final and binding on the parties, unless otherwise provided under the Act, and is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the Act.

Dated: June 16, 2015

Residential Tenancy Branch

