



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

MNDC, MNR, MNSD, MND, FF

Introduction

This hearing was convened in response to the Landlord's Application for Dispute Resolution, in which the Landlord applied for a monetary Order for damage; to keep all or part of the security deposit; and to recover the fee for filing this Application for Dispute Resolution.

The Agent for the Landlord stated that on March 13, 2015 the Application for Dispute Resolution and the Notice of Hearing were sent to the Tenant, via registered mail. The Tenant acknowledged receipt of these documents.

On July 07, 2015 and July 15, 2015 the Landlord submitted documents and photographs to the Residential Tenancy Branch, which the Landlord wishes to rely upon as evidence. The Agent for the Landlord stated that this evidence was served to the Tenant by registered mail on July 08, 2015. The Tenant acknowledged receipt of these documents/photographs and it was accepted as evidence for these proceedings.

Issue(s) to be Decided

Is the Landlord entitled to compensation damage to the rental unit and to retain all or part of the security deposit?

Background and Evidence

At the outset of the hearing the Agent for the Landlord and the Tenant agreed to resolve the issues in dispute at these proceedings under the following terms:

- the Tenant will pay the Landlord \$50.00 per month for thirty months, for a total of \$1,500.00;
- the first payment is due on October 15, 2015 and the remaining payments are due by the fifteenth day of each subsequent month; and
- the Landlord will be granted a monetary Order that is enforceable if any of the monthly payments are not made when they are due.

Analysis

The issues in dispute at these proceedings have been settled in accordance with the aforementioned terms.

Conclusion

On the basis of the settlement agreement reached by the parties, I grant the Landlord a monetary Order for \$1,500.00. In the event the Tenant does not comply with the payment schedule outlined in this decision, the Order 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 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: August 19, 2015

Residential Tenancy Branch

