



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Codes: MNDC, MNR, OPR, MNDC, MNDS, FF

Introduction:

The landlord made a monetary claim for unpaid rent and for an Order for Possession.

Facts:

Both parties attended a conference call hearing. A tenancy began on September 15, 2011 with rent in the amount of \$ 1,250.00 due in advance on the fifteenth day of each month. The tenant paid a security deposit and pet deposit totalling \$625.00 on September 15, 2011. The tenant moved out on July 27, 2015 and the landlord claimed for unpaid rent from March through July 2015.

Settlement:

The parties settled this matter and they have asked that I record the agreement pursuant to section 63(2) as follows:

- a. In satisfaction for all claims the landlord and tenant now have regarding rent owing during this tenancy the parties agree that the landlord will be permitted to retain the tenant's security deposit amounting to \$ 625.00, and
- b. In satisfaction for all claims the landlord and tenant now have or may have regarding rent owing during this tenancy the parties agreed that the tenant shall pay the landlord the additional sum of \$ 2,675.00.

Conclusion:

As a result of the settlement I ordered that the landlord retain the tenant's security deposit amounting to \$ 625.00 and I granted the landlord a monetary Order in the amount of \$ 2,675.00. This order may be filed in the Small Claims Court and enforced as an order of that Court. There shall be no order as to reimbursement of the filing fee as it was not part of the settlement. I have dismissed all other claims made by the landlord. The landlord must serve this decision and Order on the tenant as soon as possible.

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 09, 2015

Residential Tenancy Branch

