



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: MND, MNR, MNSD, MNDC

Introduction and Issues to be Decided:

The landlord has applied for a Monetary Order for unpaid rent, loss of revenue and for the costs of repairing damage and cleaning to the unit. All parties attended the hearing. The tenant stated that he did not receive the landlord's photos and therefore those documents were not considered at the hearing.

Settlement:

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

- a. In satisfaction for all claims the landlord and tenant now have or may have arising from this tenancy the parties agree that the landlord will be permitted to retain the tenant's security and pet deposit totalling \$ 600.00,
- b. In satisfaction for all claims the landlord and tenant now have or may have arising from this tenancy the parties agree that the tenant shall pay the landlord the additional sum of \$ 300.00, as follows:
 - \$ 100.00 by January 8th, 2016,
 - \$ 100.00 by February 5th, 2016,
 - \$ 100.00 by March 11, 2016, and
- c. In consideration for this mutual settlement the parties agree that no further claims will be made by either party whatsoever arising from this tenancy.

- d. If the tenant fails to complete the payments in paragraph b. in full and on time the landlord will execute a Monetary Order for the balance owing.

Conclusion:

As a result of the settlement I ordered the landlord to retain the security and pet deposit totaling \$ 600.00 and I granted the landlord a Monetary Order in the amount of \$ 300.00 effective January 15, 2016, which is not to be executed upon unless the tenant is in breach of paragraph b. herein and at that time is to be given credit for any payments actually received. If the tenant completes the payment in paragraph b. herein the Monetary Order is void and unenforceable. There shall be no order with respect to reimbursement of the cost of the filing fee as it was not part of the settlement. The landlord must serve the tenant with this decision and Order as soon as possible. I have dismissed all other claims made by the landlord.

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: December 15, 2015

Residential Tenancy Branch

