



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding BOLLD REAL ESTATE MANAGEMENT
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNR, MND, MNSD, FF

Introduction

This matter dealt with an application by the Landlord for compensation for unpaid utility bills, for damage to the unit, site or property, to retain the Tenants' security deposit and to recover the filing fee.

During the course of the hearing, the parties reached an agreement to settle these matters, on the following conditions:

1. the Landlord and Tenant agreed that the Tenants would pay the Landlord \$2,525.00 by certified cheque or bank draft on or before July 11, 2017 as partial payment of money owed to the Landlord.
2. the Landlord and Tenant agreed the Landlord would retain the Tenants' security deposit of \$975.00 as partial payment of money owed to the Landlord.
3. the Landlord and Tenant agreed these two payments would fully satisfy the Landlord's claims in the Landlord's application.
4. further it was agreed if this settlement agreement is not completed by July 11, 2017 the Landlord is at leave to reapply for the full compensation in the Landlord's application in the amount of \$4,559.80 plus any additional costs the Landlord incurs.
5. In support of this agreement the Landlord will receive a Monetary Order in the amount of \$2,525.00.

Under section 63 (1) the director can assist parties or offer parties an opportunity to settle their dispute. Pursuant to section 63 of the Act the Landlord and the Tenants agreed to the above arrangement.

As no further action is required on this file, the file is closed.

Conclusion

The Tenants agrees to pay the Landlord \$2,525.00 on or before July 11, 2017.

The Landlord has received a Monetary Order for \$2,525.00 in support of this settlement agreement.

The Landlord and Tenants agree the Landlord will retain the Tenants' security deposit of \$975.00.

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: July 04, 2017

Residential Tenancy Branch