



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding ASSOCIA BRITISH COLUMBIA INC
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes:

MNDC, MNR, MND, MNDS, 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 money owed or compensation for damage or loss, for a monetary Order for damage, for a monetary Order for unpaid rent or utilities, 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 June 29, 2017 the Application for Dispute Resolution, the Notice of Hearing, and evidence the Landlord submitted to the Residential Tenancy Branch on December 04, 2017 were sent to the Tenant, via registered mail. The Tenant acknowledged receipt of these documents.

Issue(s) to be Decided

Is the Landlord entitled to compensation for damage to the rental unit, to compensation for unpaid utilities, to liquidated damages and to keep all or part of the security deposit?

Background and Evidence

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

- the Landlord will retain the Tenant's security deposit of \$1,100.00; and
- the Tenant will pay the Landlord \$1,250.00.

Both parties declared that they understood this settlement agreement was final and binding, and that they voluntarily entered into the agreement. The agreement was

reviewed with the parties on at least three occasions and I am satisfied the parties understand the terms of the agreement.

Analysis

I find that the parties have mutually agreed to settle this dispute under the aforementioned terms.

Conclusion

On the basis of the settlement agreement I grant the Landlord a monetary Order for \$1,250.00. In the event the Tenant does not voluntarily comply with this Order, it 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 *Act*.

Dated: December 11, 2017

Residential Tenancy Branch