



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding B&G 7057 SALISBURY APARTMENTS LTD.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      MNSD, MNDC, FF

### Introduction

This hearing dealt with an Application for Dispute Resolution by the landlord for a monetary order for damages to the unit, to keep all or part of the security deposit and to recover the filing fee.

In this case, the landlord's monetary worksheet is substantially greater than the amount claimed in their application for dispute resolution. The landlord did not make file an amendment to their application. Therefore, I find the landlord's claim is limited to the amount claimed in their application.

Both parties appeared. During the hearing the parties agreed to settle these matters, on the following conditions:

1. The tenant S-H agreed that they are responsible for the amount claimed by the landlord's in the total amount of \$5,600.00 (\$5,500.00 for damages and \$100 application fee).
2. The parties agreed that the tenants' security deposit in the amount of \$482.50, will offset the above owed leaving a total due to the landlord in the amount of **\$5,117.50**;
3. The tenant S-H agreed that they will pay the landlord the sum of \$100.00 per month commencing on or before July 31, 2018 and the like sum on or before the last day of each month thereafter;
4. The tenant S-H agreed that the co-tenant A-G (the tenant's adult son) will also pay the sum of \$100.00 per month commence on or before July 31, 2018 and the like sum on or before the last day of each month thereafter; and

5. Should any of the above payments be missed by either tenant the landlord is entitled to enforce the order in Provincial Court (Small Claims division)

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*.

#### Conclusion

As a result of the above settlement, the landlord is granted a monetary order, should the tenants fail to comply with the settlement agreement.

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: June 25, 2018

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Residential Tenancy Branch