



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding ONNI PROPERTY MANAGEMENT SERVICES LTD. and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNDCL-S, MNRL-S, FFL

Introduction

This hearing was convened as a result of the Landlord's Application for Dispute Resolution, made on July 23, 2019 (the "Application"). The Landlord applied for the following relief, pursuant to the *Residential Tenancy Act* (the "Act"):

- a monetary order for damage, compensation or loss;
- a monetary order for unpaid rent;
- an order granting recovery of the filing fee; and
- to retain the security deposit.

The Landlord's Agent B.B, the Tenant, and the Tenant's Counsel N.R. attended the hearing at the appointed date and time and provided affirmed testimony.

The opportunity for settlement was discussed with the parties during the hearing. The parties were advised there is no obligation to resolve the dispute through settlement, but that I could assist the parties to reach an agreement. I indicated on several occasions that if either party did not wish to resolve this matter through a mutually agreed settlement, I was prepared to hear their evidence and make a decision.

Settlement Agreement

The opportunity for settlement was discussed with the parties during the hearing. During the hearing, the parties agreed to settle this matter, on the following conditions:

1. The parties agree that the Landlord is permitted to retain the Tenants' security deposit in the amount of \$812.50.

2. The parties agree that the Landlord is awarded a monetary order in the amount of \$3,700.00.
3. The Landlord withdraws this application in full as part of this mutually settled agreement.

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

During the settlement discussions, the parties agreed to a payment plan. The parties are encouraged to keep a detailed record of the payments made towards the balance owed.

Conclusion

I order the parties to comply with the terms of their mutually settled agreement described above.

The Landlord is granted a monetary order in the amount of \$3,700.00. The monetary order may be filed in and enforced as an order of the Provincial Court of British Columbia (Small Claims).

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: November 05, 2019

Residential Tenancy Branch