



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, FFL

Introduction

This hearing was scheduled to deal with the landlord's application for compensation for damages or loss under the Act, regulations or tenancy agreement and authorization to retain the tenant's security deposit and pet damage deposit.

Both parties appeared or were represented at the hearing and had the opportunity to make relevant submissions and to respond to the submissions of the other party pursuant to the Rules of Procedure.

During the hearing the parties reached a settlement agreement with respect to the landlord's claims against the tenant. I have recorded their agreement by way of this decision and the Monetary Order that accompanies it.

Issue(s) to be Decided

What are the terms of settlement?

Background and Evidence

During the hearing the parties agreed to the following terms in settlement of this Application for Dispute Resolution:

1. The landlord shall be compensated the sum of \$2343.75 by the tenant. This sum shall be satisfied by way of:
 - a. The landlord is authorized to retain the tenant's security deposit and pet damage deposit totalling \$1875.00; and,

- b. The tenant shall pay the landlord \$468.75 and the landlord shall be provided a Monetary Order for this sum to serve and enforce against the tenant as necessary.

Analysis

Pursuant to section 63 of the Act, I have the authority to assist parties in reaching a settlement agreement during the hearing and to record the agreement in the form of a decision or order.

I have accepted and recorded the settlement agreement reached by the parties during this hearing and I make the term(s) an Order to be binding upon both parties.

In recognition of the settlement agreement, I authorize the landlord to retain the tenant's security deposit and pet damage deposit. In addition, I provide the landlord with a Monetary Order in the amount of \$468.75 to serve and enforce upon the tenant as necessary.

Conclusion

The parties reached a settlement agreement that I have recorded in this decision. In recognition of the settlement agreement, the landlord is provided a Monetary Order in the amount of \$468.75 to serve and enforce upon the tenant as necessary.

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 21, 2020