



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes                      MNR, MNSD, FF

### Introduction

This hearing dealt with an Application for Dispute Resolution by the landlord for a monetary order for unpaid rent, cleaning fees, to keep all or part of the security deposit and pet damage deposit and to recover the filing fee.

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

- 1) The parties agreed that the tenants owe the landlord unpaid rent in the total amount of **\$5,390.00**;
- 2) The landlord agreed to withdraw the cleaning fee;
- 3) The parties agreed they will equally share the cost of the filing. The landlord is entitled to recover their portion of the filing fee \$50.00 from the tenants; and
- 4) The security deposit (\$1,337.50) and pet damage deposit (\$1,337.50) will be applied to the amount owed.

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 in the total amount of **\$2,765.00**. ( $\$5,390.00 + \$50.00 = \$5,440.00 - \$1,337.50 - \$1,337.50 = \$2,765.00$ ). Should the tenants fail to pay the landlord the above amount. This order may be filed in Provincial Court (Small Claims) 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 *Residential Tenancy Act*.

Dated: January 04, 2021

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Residential Tenancy Branch