



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding RE/MAX OF NANAIMO PROPERTY
MANAGEMENT and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNRL-S, MNDL-S, MNDCL-S, FFL

Introduction

This hearing convened as a result of a Landlord's Application for Dispute Resolution, filed on December 4, 2020, wherein the Landlord sought the sum of \$4,863.30 from the Tenants for unpaid rent, cleaning, removal of the Tenants' property left at the rental unit, and recovery of the filing fee. The Landlord also sought authority to retain the Tenants' security deposit of \$725.00 towards any amounts awarded.

Both parties called into the hearing. The hearing process was explained, and the participants were asked if they had any questions. Both parties were provided the opportunity to present their evidence orally and in written and documentary form and make submissions to me.

Settlement and Conclusion

During the hearing the parties resolved matters by mutual agreement. The parties confirmed that this agreement was made on a voluntary basis and that the parties understood the nature of this full and final settlement of the Landlord's Application. As the parties resolved matters by agreement, I make no findings of fact or law with respect to their relative positions.

The terms of their agreement is recorded in this my Decision and Order pursuant to section 63 of the *Residential Tenancy Act* and Rule 8.4 of the *Residential Tenancy Branch Rules of Procedure* as follows:

1. The parties agree the Landlord is entitled to monetary compensation in the amount of \$3,495.93. In furtherance of this,

- a. the Landlord shall retain the Tenants' \$725.00 security deposit towards the agreed upon sum;
 - b. on or before April 30, 2021, the Tenant, S.R., shall pay the sum of \$556.13 to the Landlord;
 - c. the Tenant, D.A. shall be responsible for paying the balance of \$2,214.80 and shall pay this amount at a rate of \$100.00 per month on or before the 20th of each month, commencing April 2021.
2. In furtherance of the above, I grant the Landlord two Monetary Orders; one in the amount of \$556.13 payable by the Tenant S.R. and one in the amount of \$2,214.80 payable by the Tenant D.A.. The Monetary Orders must be served on the named Tenant and may be filed in the Provincial Court (Small Claims) and enforced as an order of that Court. Should the Tenants pay the amounts as ordered the Landlord shall make no use of the Orders.

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: March 26, 2021

Residential Tenancy Branch