



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Vancouver Luxury Realty
and [tenant name suppressed to protect privacy]

DECISION

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

Introduction

This hearing was convened by way of conference call concerning an application made by the landlords seeking a monetary order for unpaid rent or utilities; a monetary order for damage to the rental unit or property; a monetary order for money owed or compensation for damage or loss under the *Residential Tenancy Act*, regulation or tenancy agreement; an order permitting the landlords to keep all or part of the pet damage deposit or security deposit; and to recover the filing fee from the tenant for the cost of the application.

The landlords were represented at the hearing by 2 agents. Legal Counsel appeared as agent for the tenant, and applied to adjourn the hearing. The landlords' agent opposed the adjournment submitting that the tenant has not responded to correspondence with the landlords and the tenant was served with the landlord's application in this regard more than 4 months ago.

I accepted the submissions of the landlords' legal counsel, and considering that the tenant has not attended the hearing, and has not provided any evidentiary material, has not corresponded with the landlords' agents, and the time that has passed since this dispute was commenced. I declined to adjourn the hearing.

During the course of the hearing, the tenant's legal counsel contacted the tenant, and the parties agreed to settle this dispute in the following terms:

1. The landlord will have a monetary order in the amount of \$15,850.00, comprised of 2 months' rent totaling \$21,000.00, recovery of the \$100.00 filing fee, less the \$5,250.00 security deposit.

The parties agreed that this agreement was made on a voluntary basis.

Conclusion

For the reasons set out above, and by consent, I hereby order the landlords to keep the \$5,250.00 security deposit, and I grant a monetary order in favour of the landlords as against the tenant pursuant to Section 67 of the *Residential Tenancy Act* in the amount of \$15,850.00.

This order is final and binding and may be enforced.

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 20, 2021

Residential Tenancy Branch