



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Ministry of Housing

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

## **DECISION**

Dispute Codes      MNRL-S, MNDL-S, FFL  
                             MNSDS-DR, FFT

### Introduction

This hearing convened as a result of cross applications. In the Landlord's Application for Dispute Resolution, filed on November 16, 2022, the Landlord requested monetary compensation from the Tenant for unpaid rent and carpet cleaning and to recover the filing fee. The Landlord also sought authority to retain the Tenants' security deposit. In the Tenants' Application for Dispute Resolution, filed on November 30, 2022, the Tenants requested return of their security deposit and to recover the filing fee.

The hearing was conducted by teleconference at 1:30 p.m. on August 29, 2023. 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 they understood the nature of this agreement as a full and final settlement of this matter. As the parties resolved matters by agreement, I make no findings of fact or law with respect to their relative claims.

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 Landlord is entitled to the sum of \$2,565.50 representing unpaid rent for November 2022 and the cost to clean the carpets.
2. The Landlord may retain the Tenants' \$1,225.00 security deposit towards their agreed upon entitlement.
3. In furtherance of the above, I grant the Landlord a Monetary Order in the amount of \$1,340.50. The Monetary Order must be served on the Tenants and may be filed in the 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: August 29, 2023

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Residential Tenancy Branch