



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

A matter regarding DEVON PROPERTIES LTD.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNRL-S, LRSD, FFL

Introduction

This hearing was convened by way of conference call concerning an application made by the landlord seeking a monetary order for unpaid rent or utilities, an order permitting the landlord to keep the security deposit or pet damage deposit, and to recover the filing fee from the tenant for the cost of the application.

An agent for the landlord and the tenant attended the hearing, during which the parties agreed to settle this dispute in the following terms:

1. The landlord will keep the \$600.00 security deposit, and interest, in partial satisfaction of the claim;
2. The landlord will have a monetary order in the amount of \$651.34.

The parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that the parties understood the nature of this full and final settlement of this matter.

The tenant must be served with the monetary order, which may be filed in the Provincial Court of British Columbia, Small Claims division and enforced as an order of that Court.

Since the parties have settled this dispute, I decline to order that the landlord recover the filing fee from the tenant.

Conclusion

For the reasons set out above, and by consent, I hereby order the landlord to keep the security deposit and interest, and I grant a monetary order in favour of the landlord as against the tenant pursuant to Section 67 of the *Residential Tenancy Act* in the amount of \$651.34.

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 23, 2024

Residential Tenancy Branch