



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Ministry of Housing

A matter regarding CAPITAL REGION HOUSING  
CORPORATION and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      MNRL-S, MNDCL-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; 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 landlord to keep all or part of the security deposit or pet damage deposit; and to recover the filing fee from the tenant for the cost of the application.

An agent and a supervisor for the landlord attending the hearing. The tenant also attended, during which the parties agreed to settle this dispute as follows:

1. the landlord will have a monetary order in the amount of \$2,875.00 for:
  - a. \$2,250.00 for rent for April, 2024;
  - b. \$600.00 for liquidated damages; and
  - c. \$25.00 for a bank fee.

The parties agreed to the above. The landlord has also applied to keep the \$1,125.00 security deposit, and I order that the landlord keep that amount in partial satisfaction of the claim, and I grant a monetary order in favour of the landlord for the difference in the amount of \$1,750.00. The tenant must be served with the order, which may be filed in the Provincial Court of British Columbia, Small Claims division and enforced as an order of that Court.

### Conclusion

For the reasons set out above, I hereby order the landlord to keep the \$1,125.00 security deposit, 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 \$1,750.00.

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: August 12, 2024

---

Residential Tenancy Branch