



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Ministry of Housing

DECISION

Dispute Codes MNRL, 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 and to recover the filing fee from the tenant for the cost of the application.

The landlord and the tenant attended the hearing, and the landlord was accompanied by the landlord's spouse.

The parties each gave affirmed testimony, however during the course of the hearing the parties agreed to settle this dispute in the following terms:

1. the landlord will keep the \$700.00 security deposit and the \$150.00 pet damage deposit, and interest totaling \$31.59 in partial satisfaction of the claim;
2. the landlord will have a monetary order in the amount of \$129.66, representing the balance of the rent due and recovery of the filing fee;
3. the landlord will not enforce the monetary order or attempt to enforce it unless the tenant fails to pay the \$129.66 by September 30, 2024.

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.

Therefore, I order the landlord to keep the security deposit and pet damage deposit, and I grant a monetary order in favour of the landlord as against the tenant in the amount of \$129.66. 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, but must not enforce it or attempt to enforce it unless the tenant fails to pay that amount by September 30, 2024.

Conclusion

For the reasons set out above, and by consent, I hereby order the landlord to keep the \$700.00 security deposit and the \$150.00 pet damage 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 \$129.66, and I order that the landlord may not enforce the order or attempt to enforce it unless the tenant fails to pay that amount by September 30, 2024.

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 22, 2024

Residential Tenancy Branch