# Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

## DECISION

Dispute Codes      MNDC, FF

### Introduction

This hearing dealt with the landlords' Application for Dispute Resolution seeking a monetary order.

The hearing was conducted via teleconference and was attended by the landlords and the tenant.

### Issue(s) to be Decided

The issues to be decided are whether the landlords are entitled to a monetary order for compensation for monies owed and to recover the filing fee from the tenant for the cost of the Application for Dispute Resolution, pursuant to Sections 44, 45, 67, and 72 of the *Residential Tenancy Act (Act).*

### Background and Evidence

During the hearing the parties came to the following settlement agreement:

1. The landlord withdraws his Application for Dispute Resolution;
2. The tenant agrees to pay the landlord $100.00 per month until a total of $3,862.00 is paid to the landlord. This amount is determined by the loss of rental income to the landlord plus charges associated with re-renting the rental unit less the $500.00 security deposit retained by the landlord with the tenant's written permission at the end of the tenancy; and
3. The tenant agrees to provide the payments to the landlord in advance of the end day of each month via money order or cheque beginning with her first payment sent to the landlord on October 1, 2011.

### Conclusion

In support of this settlement agreement I grant a monetary order in the amount of **$3,862.00,** to be enforced only in the event the tenant fails to comply with this settlement agreement.

This order must be served on the tenant. If the tenant fails to comply with this order the landlord may file the order in the Provincial Court (Small Claims) and be 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: September 30, 2011.

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Residential Tenancy Branch