



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDCL, MNSD, FFL

Introduction

This hearing dealt with a landlord's application for a Monetary Order for loss of rent and authorization to retain the tenant's security deposit and pet damage deposit. Both parties were represented by legal counsel at the hearing.

At the outset of the hearing, the parties' respective legal counsel confirmed that a settlement agreement had been reached and requested that I record the agreement and provide a Monetary Order in recognition of the settlement agreement.

Issue(s) to be Decided

What are the terms of settlement?

Background and Evidence

During the hearing, legal counsel for both parties advised that the parties had reached a full and final settlement agreement as follows:

1. The landlord is authorized and shall retain the tenant's security deposit and pet damage deposit of \$1,950.00 each.
2. In addition, the tenant shall further compensate the landlord \$1,400.00 by way of two instalment payments as follows:
 - a. \$700.00 shall be paid on or before October 1, 2018; and,
 - b. \$700.00 shall be paid on or before November 1, 2018.

Analysis

Pursuant to section 63 of the Act, I have the authority to assist parties in reaching a settlement agreement during the hearing and to record the agreement in the form of a decision or order.

I have accepted and recorded the settlement agreement reached by the parties as provided to me during this hearing and I make the term(s) an Order to be binding upon both parties.

In recognition of the settlement agreement, I authorize the landlord to retain the tenant's security deposit and pet damage deposit. I also provide the landlord with a Monetary Order in the amount of \$1,400.00 to serve and enforce upon the tenant if necessary.

Conclusion

The parties reached a settlement agreement that I have recorded in this decision. In recognition of the settlement agreement, I provide the landlord with authorization to retain the tenant's security deposit and pet damage deposit. I also provide the landlord with a Monetary Order for the balance owing of \$1,400.00 to serve and enforce upon the tenant if necessary.

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 20, 2018

Residential Tenancy Branch