



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

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

DECISION

Dispute Codes MNRL-S, FFL

Introduction

This hearing convened as a result of a Landlord's Application for Dispute Resolution, filed on June 22, 2020, wherein the Landlord sought monetary compensation from the Tenants for unpaid rent, authority to retain their deposits and recovery of the filing fee.

Both parties called into the hearing. The hearing process was explained, and the participants were asked if they had any questions. Both parties were provided the opportunity to present their evidence orally and in written and documentary form and make submissions to me.

Settlement and Conclusion

During the hearing the parties resolved matters by mutual agreement. The parties confirmed 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. As the parties resolved matters by agreement, I make no findings of fact or law with respect to their relative claims.

The terms of their agreement are recorded in this my Decision and Order pursuant to section 63 of the *Residential Tenancy Act* and Rule 8.4 of the *Residential Tenancy Branch Rules of Procedure* as follows:

1. The parties agree that the Tenants owe \$2,854.00 in outstanding rent.
2. The parties agree the Landlord may retain the Tenants' \$695.00 security deposit, \$150.00 garage fob deposit and \$30.00 door fob deposit towards the amounts owing such that the Landlord is entitled to \$1,979.00 for unpaid rent.

3. The parties agree the Landlord is entitled to recover the \$100.00 filing fee for a total award of \$2,079.00.

In furtherance of the above, I grant the Landlord a Monetary Order in the amount of \$2,079.00. The Monetary Order must be served on the Tenants and may be filed in the Provincial Court (Small Claims) and 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: October 13, 2020

Residential Tenancy Branch