



# Dispute Resolution Services

Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Codes: MNDC, MNSD, FF

### Introduction:

The tenants made a monetary claim for recovery of their security and pet deposit as well as compensation pursuant to section 51 of the Act.

### Facts:

All parties attended a conference call hearing. A tenancy began on December 15, 2012 with rent in the amount of \$ 1,500.00 due in advance on the first day of each month. The tenants paid a security and pet deposit totalling \$ 1,325.00 in December of, 2012. The tenants moved out on February 15, 2014 and the landlord returned the sum of \$ 1,155.78 from their deposit but failed to pay the compensation pursuant to section 51 of the Act. The landlord also has a potential claim for cleaning and damage to the unit.

### Settlement:

The parties settled this matter and they have asked that I record the agreement pursuant to section 63(2) as follows:

- a. the parties agree that the landlord shall pay the tenants the additional sum of \$ 1,962.05, and
- b. In consideration for this mutual settlement the parties agree that no further claims will be made by either party whatsoever arising from this tenancy.

### Conclusion:

As a result of the settlement I granted the tenants a monetary Order in the amount of \$ 1,962.05. This order may be filed in the Small Claims Court and enforced as an order of that Court. There shall be no order as to reimbursement of the filing fee. I have dismissed all other claims made by the tenants without leave to reapply.

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: June 03, 2014

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Residential Tenancy Branch