



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Codes: MNSD, MND, MNDC, FF

Introduction:

The landlords have made a monetary claim for the cost of repair and cleaning to the unit and the tenants have applied for a monetary order for recovery of their security and pet deposit as well as the cost of repairs and replacement of beds.

Facts:

Both parties attended a conference call hearing. A tenancy began on September 15, 2012 with rent in the amount of \$ 1,100.00 due in advance on the first day of each month but payable in weekly instalments. The tenants paid a security and pet deposit and pet deposit totalling \$1,100.00. The tenant moved out on May 15, 2014.

Settlement:

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

- a. In satisfaction for all claims the landlords and tenants now have or may have arising from this tenancy the parties agree that the landlords will be permitted to retain the sum of \$ 650.00 from the tenants' security and pet deposit,
- b. The parties agree that the landlords shall pay the tenants the balance of the tenants' security and deposit which together with interest totals \$ 450.00, and
- c. 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 ordered that the landlords retain the sum of \$ 650.00 from the security and pet deposit and I granted the tenants a monetary Order in the amount of \$ 450.00. 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 to either party. I have dismissed all other claims made by the landlords and 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: September 15, 2014

Residential Tenancy Branch

