



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards
Ministry of Housing and Social Development

DECISION

Dispute Codes: MND, MNSD and FF

Introduction

These applications were brought by both the landlord and the tenants.

By application of January 12, 2009, the landlord sought a Monetary Order for damage to the rental unit, specifically replacement of the carpeting.

By application of March 2, 2009, the tenants sought return of their security deposit in double on the grounds that the landlord had not returned it or made application to claim upon it within 15 days of the latter of the end of the tenancy or receipt of the tenants' forwarding address.

Background and Evidence

This tenancy began on January 15, 2005 and ended on December 15, 2008. Rent was \$625 per month and the landlord holds a security deposit of \$287.50.

Consent Agreement

As the hearing progressed, the parties crafted a consent agreement which, as provided for by section 63 of the *Act*, is recorded herein as follows:

The parties agree that both applications are resolved and concluded by agreement that the tenants concede that the landlord may retain the security deposit and accumulated interest and that they will pay a further \$800 for half the cost of replacing the carpets.

As the parties have settled the matter between themselves, I find that each should remain responsible for their own filing fees.

To perfect this agreement, the landlord's copy of this decision is accompanied by a Monetary Order for \$800.

The parties are commended for their reasonable and respectful approach to one another and to the dispute resolution process.

March 18, 2009

Dispute Resolution Officer