



Dispute Resolution Services

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

Decision

Dispute Codes: MND, MNR, MNSD, FF

Introduction

This hearing dealt with two applications: 1) from the landlord for a monetary order as compensation for repairs to damage in the unit, unpaid rent and advertising, retention of the security deposit in partial satisfaction of the claim, and recovery of the filing fee; and 2) from the tenants for combined return of the security and pet deposits, and recovery of the filing fee. Both parties participated in the hearing and gave affirmed testimony.

Issue to be Decided

- Whether either or both parties are entitled to a monetary order under the Act

Background and Evidence

Pursuant to a written residential tenancy agreement, the month-to-month tenancy began on December 7, 2008. Pro-rated rent was paid to the landlord for the period from December 7 to 31, 2008. Thereafter, rent in the amount of \$800.00 was payable in advance on the first day of each month. A combined security and pet deposit in the total amount of \$800.00 was paid by way of two installments near the start of tenancy. The tenancy was ended by the tenants effective December 30, 2008.

During the hearing the parties engaged in a conversation with a view to resolving the dispute.

Analysis

Pursuant to section 63 of the Act, during the hearing the parties achieved a resolution of the dispute. Specifically, the parties agreed as follows:

- that the landlord will retain the combined security and pet deposits in the total amount of \$800.00;
- that neither party will seek any further compensation from the other in association with this dispute;
- that both parties waive the claims for their respective filing fees; and
- that these particulars comprise full and final settlement of all aspects of this dispute for both parties.

Conclusion

No payment of monies by either party to the other is required. Both dispute resolution files are hereby closed pursuant to the agreement reached between the parties as set out in detail above.

DATE: March 31, 2009

Dispute Resolution Officer