



Dispute Resolution Services

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

DECISION AND REASONS

Dispute Codes: MND, MNSD, & FF

Introduction:

This hearing dealt with an application by the landlord requesting a monetary claim related to costs to clean and repair the rental unit. The landlord also seeks to retain the tenants' security deposit plus interest in partial satisfaction of this claim. Both parties appeared for the hearing and were provided the opportunity to be heard and respond to the evidence of the other party.

Opportunity to Settle:

Pursuant to section 63 of the *Act* I provided the parties an opportunity to settle this dispute and assisted the parties in reaching a mutual agreement to this dispute.

Settlement Agreement:

Pursuant to section 63 of the *Act* the parties have agreed that all issues arising from and relating to this tenancy are settled and resolved on the payment of \$600.00 from the tenants to the landlords.

Pursuant to section 72 of the *Act* I Order that the landlord may retain this sum from the tenants' pet and security deposits plus interest for the sum of \$1,386.19 in satisfaction of this settlement agreement.

Conclusion:

The parties have reached a mutual agreement resolving this dispute. After deducting the agreed sum of \$600.00 from the tenants' pet and security deposits there is an outstanding balance of \$750.00 owed to the tenants. I grant the tenants a monetary Order for the sum of **\$750.00**.

Dated March 02, 2009.

Dispute Resolution Officer