

DECISION

Dispute Codes: MND, MNDC, MNSD and FF

Introduction

This application was brought by the landlords seeking a Monetary Order for damage or loss under the legislation or rental agreement, damage to the rental unit, recovery of the filing for this proceeding and authorization to retain the security and pet damage deposits in set off against any balance found owing.

Issues to be Decided

This application requires a decision on whether the landlord is entitled to a Monetary Order for the claims submitted, recovery of the filing fee for this proceeding and authorization to retain the security and pet damage deposits in set off.

Background, Evidence and Analysis

This tenancy began on November 1, 2009 under a fixed term rental agreement set to end on October 31, 2010. Rent was \$1,300 per month and the landlords hold a security deposit of \$650 paid on October 10, 2009. The tenants breached the fixed term agreement by leaving the tenancy on April 30, 2010 after giving notice.

During the hearing, the landlord gave evidence of some damage to the rental and made claim for \$650 for the cost of engaging a property manager to find new tenants.

Consent Agreement

The landlord stated, however, that she would accept the tenants' security deposit of \$650 in full and final settlement of her claims and the tenant agreed.

Conclusion.

I hereby authorize and order that the landlords may retain the \$650 security deposit paid on October 10, 2009 in full and final settlement of the landlords' claims and the tenants' rights to return of any portion of the deposit are extinguished.

August 6, 2010
