



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD, MNDC

Introduction

This matter dealt with an application by the Landlords for a Monetary Order for loss or damage under the Act, regulations or tenancy agreement and to retain the Tenants' security deposit and pet deposit as partial payment of the Landlord's claims.

The Landlord said they served the Tenants with the Application and Notice of Hearing (the "hearing package") by registered mail on October 4, 2012. Based on the evidence of the Landlords, I find that the Tenants were served with the Landlords' hearing package as required by s. 89 of the Act and the hearing proceeded with all parties in attendance.

During the course of the hearing, the parties reached an agreement to settle these matters, on the following conditions:

1. the Landlords and the Tenants agreed that the Landlords would retain the Tenants' security deposit of \$625.00 and the Tenants' pet deposit of \$300.00 as full settlement of the Landlords' dispute application.

Under section 63 (1) the director can assist parties or offer parties an opportunity to settle their dispute. Pursuant to section 63 of the Act the Landlords and the Tenants agreed to the above arrangement.

As no further action is required on this file, the file is closed.

Conclusion

The Landlords and Tenants mutually agreed that the Landlords will retain the Tenants' security and pet deposits in the total amount of \$925.00 as full settlement of the Landlords dispute application.

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*.

Residential Tenancy Branch