



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC, OLC, FF O

Introduction

This matter dealt with an application by the Tenants for compensation for damage or loss under the Act, the regulations or the tenancy agreement, for the Landlord to Comply with the Act, to recover the filing fee for this proceeding and other considerations.

The Tenant said she served the Landlord with the Application and Notice of Hearing (the “hearing package”) by registered mail on January 7, 2013. Based on the evidence of the Tenant, I find that the Landlord was served with the Tenants’ 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. As the Tenants moved out of the unit on January 10, 2013 the Tenants said the only issue to deal with is the monetary claim by the Tenants. The Tenants said they are claiming \$200.00 in over payment of rent and \$800.00 for loss of quiet enjoyment of the rental unit due to conflict between the Tenants and the Landlord.
2. Both the Tenants and the Landlord agreed that the Landlord would send the Tenants’ pet deposit of \$500.00 back to the Tenants. This was agreed to be full settlement of all disputes regarding this tenancy from either the Tenants or the Landlord.
3. The Landlord agreed to send the pet deposit back to the Tenants forthwith.
4. All parties agreed the tenancy has ended and all disputes are satisfied with the return of the Tenants’ pet deposit of \$500.00.

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 Landlord and the Tenants agreed to the above arrangement.

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

Conclusion

The Landlord agrees to return the pet deposit of \$500.00 back to the Tenants forth with.

All parties agree that all disputes regarding this tenancy are now satisfied.

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*.

Dated: January 30, 2013

Residential Tenancy Branch

