



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      MND MNR MNSD MNDC O FF  
                             MNSD FF

### Introduction

This hearing dealt with cross Applications for Dispute Resolution filed by the Landlord and the Tenants.

The Landlord filed on January 22, 2013, seeking a Monetary Order for: damage to the unit, site, or property; for unpaid utilities; to keep all of the security and pet deposits; for money owed or compensation for damage or loss under the Act, regulation or tenancy agreement; for other reasons, and to recover the cost of the filing fee from the Tenants.

The Tenants filed on November 2, 2012, seeking a Monetary Order for the return of double their security and pet deposits, and to recover the cost of their filing fee from the Landlord.

### Issue(s) to be Decided

1. Should the Landlord be awarded a Monetary Order?
2. Should the Tenants be awarded a Monetary Order?

### Background and Evidence

The parties confirmed they entered into a written fixed term tenancy agreement that began on November 1, 2009 and switched to a month to month tenancy after October 31, 2010. Rent was payable on the first of each month in the amount of \$1,800.00. On October 17, 2009 the Tenants paid \$900.00 as the security deposit and on September 27, 2009 the Tenants paid \$450.00 as the pet deposit. The Tenants ended the tenancy effective September 30, 2012 and provided the Landlord with their forwarding address, by e-mail, on October 12, 2012. No move in or move out condition inspection report forms were completed.

During the course of this proceeding the parties agreed to settle these matters.

### Analysis

The parties agreed to settle these matters on the following terms:

- 1) Each party agrees to withdraw their application for dispute resolution; and
- 2) The Landlord agrees to pay the Tenants **\$900.00**; and
- 3) Each party agrees that no further actions will be brought against the party regarding this tenancy.

The Tenants will be issued a Monetary Order in support of the settlement agreement. As the matter was settled each party must bear the burden of the cost to file their application.

### Conclusion

The Tenants have been issued a Monetary Order in the amount of **\$900.00**. In the event the Landlord does not comply with the settlement agreement the Tenants may serve the Landlord the Monetary Order and have it enforced through Provincial Court.

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 31, 2013

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Residential Tenancy Branch

