



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Codes: FF MND MNDC MNR MNSD

Introduction:

The landlords have made a monetary claim for loss of revenue and repair to the unit.

Facts:

Both parties attended a conference call hearing. A tenancy began on March 1, 2011 with rent in the amount of \$ 1,200.00 due in advance on the first day of each month. The tenant paid a security deposit and pet deposit totalling \$775.00 on August 1, 2011. The tenant moved out on March 1, 2013.

Settlement:

The parties settled this matter and they have asked that I record the agreement pursuant to section 63(2) as follows:

- a. In satisfaction for all claims the landlords and tenant now have or may have arising from this tenancy the parties agree that the landlords will be permitted to retain the tenant's security and pet deposit totalling \$ 775.00,
- b. The parties agree that the tenant shall pay the landlords the additional sum of \$ 350.00 by June 7, 2013, and
- c. In consideration for this mutual settlement the parties agree that no further claims will be made by either party whatsoever arising from this tenancy.

Conclusion:

As a result of the settlement I ordered that the landlords retain the tenant's security and pet deposit totalling \$ 775.00 and I granted the landlords a monetary Order in the amount of \$ 350.00. This order may be filed in the Small Claims Court and enforced as an order of that Court. There shall be no order as to reimbursement of the filing fee. I have dismissed all other claims made by the landlords without leave to reapply.

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: May 06, 2013

Residential Tenancy Branch