



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Codes: MNDC, MNR, MNSD, FF

Introduction:

The tenants have applied for a monetary Order for recovery of their security deposit, cost of emergency repairs, reduction of rent and loss from a flooding of their unit. The landlords made a monetary claim for loss of rent.

Facts:

Both parties attended a conference call hearing. A tenancy began on April 1, 2013 with rent in the amount of \$ 900.00 due in advance on the first day of each month. The tenants paid a security deposit and pet deposit totalling \$ 625.00 on April 1, 2013. The tenants moved out on May 31, 2013 before the end of their fixed term and the landlord claimed that she lost rent and will likely suffer repair expenses. .

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 landlord and tenants now have or may have arising from this tenancy the parties agree that the landlord will be permitted to retain all the tenants' security deposit the amounting to \$ 625.00 and

- b. 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 landlord retain all the tenants' security deposit the amounting to \$ 625.00. There shall be no order as to reimbursement of the filing fee to either party. I have dismissed all other claims made by the landlord and tenants 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: June 11, 2013

Residential Tenancy Branch