



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNSD, FF, MND, MNDC

### Introduction

This was a hearing with respect to applications by the tenant and by the landlord. The hearing was conducted by conference call. The tenant and the landlord each called in and participated in the hearing.

### Issue(s) to be Decided

Is the tenant entitled to the return of her security and pet deposits?  
Is the landlord entitled to a monetary award and if so, in what amount?

### Background and Evidence

The tenant paid a \$475.00 security deposit and a \$475.00 pet deposit before the commencement of the tenancy in January, 2013. The tenant moved out at the end of February.

The tenant submitted an application for dispute resolution on May 1, 2013. She claimed payment of double the amount of her deposits plus the filing fee for her application. The landlord submitted an application for dispute resolution on May 14, 2013. She claimed payment of the sum of \$211.87 for carpet cleaning and drywall repairs.

I heard testimony from the landlord and the tenant. During the hearing they were offered an opportunity to discuss the settlement of their claims. As a result of their settlement discussions the landlord and the tenant agreed that their respective claims would be resolved and concluded by the landlord's payment to the tenant of the sum of \$1,150.00.

Conclusion

The landlord has agreed that her application for dispute resolution shall be dismissed and that she will pay the tenant the sum of \$1,150.00 in full and final satisfaction of any and all claims that she may have arising out of the tenancy.

Pursuant to the agreement of the parties, I grant the tenant a monetary order in the amount of \$1,150.00. This order may be registered in the Small Claims Court and enforced as an order of that 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: July 30, 2013

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Residential Tenancy Branch

