



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Li-Car Management Group
and [tenant name suppressed to protect privacy]

DECISION

Codes: MND, MNR, MNSD, MNDC, FF, O

Introduction:

The landlords have made a monetary claim for cleaning, repair to the unit and loss of revenue, and the tenants have applied for an order to challenge that claim.

Facts:

Both parties attended a conference call hearing. A tenancy began on September 12, 2013 with rent in the amount of \$ 1,225.00 due in advance on the first day of each month. The tenants paid a security deposit totalling \$ 612.50 on September 11, 2012. The tenants moved out on May 30, 2013 and the landlords claimed that they incurred cleaning, repair expenses as well as loss of revenue.

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 tenants now have or may have arising from this tenancy the parties agree that the landlords will be permitted to retain the tenants' security deposit amounting to \$ 612.50,
- b. the parties agree that the tenants shall pay the landlords the sum of \$ 271.50 inclusive the filing fee,
- c. The landlords will cease all collection proceedings, and
- d. 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 tenants' security deposit amounting to \$ 612.50 and I granted the landlords a monetary Order in the amount of \$ 271.50. This order may be filed in the Small Claims Court and enforced as an order of that Court. I have dismissed all other claims made by the landlords 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: September 10, 2013

Residential Tenancy Branch

