



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD, FF

Introduction

This hearing dealt with an Application for Dispute Resolution by the tenants for a monetary order for the return of double the security deposit and pet damage deposit.

Both parties appeared. During the hearing the parties agreed to settle these matters, on the following conditions:

- 1) The landlord agreed to return to the tenants their security deposit (\$425.00) plus the filing fee (\$50.00) total amount payable to the tenants is **\$475.00**. The tenants agreed to waive their right to double of the security deposit. The landlord will send a cheque forthwith to the tenants;
- 2) The landlord believed that the tenant did not pay the pet damage deposit as required by the tenancy agreement. The tenant was unsure if one was actually paid. The landlord agreed should the tenant be able to provide a cancelled cheque or a receipt for the pet damage deposit then that amount will be returned to the tenants. The tenants are at liberty to reapply for the return of the pet damage deposit should the landlord fail to turn the deposit upon proof of such payment; and
- 3) The parties agreed this is a **full and final settlement agreement** relating to this tenancy, with the exception of the pet damage deposit.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*.

Conclusion

As a result of the above settlement, the tenant is granted a monetary order should the landlord fail to comply with the settlement agreement.

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: October 16, 2013

Residential Tenancy Branch

