



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Codes: MN, SD

Introduction:

The landlord made a monetary claim for repair to the unit and the tenant applied for a monetary order for recovery of double the security and pet deposit as well as compensation for a damaged crib.

Facts:

Both parties attended a conference call hearing. A tenancy began on March 1, 2013 with rent in the amount of \$ 825.00 due in advance on the first day of each month. The tenant paid a security deposit and pet deposit totalling \$ 600.00 on February 24, 2013 and the landlord returned \$ 495.00 on September 12, 2013. The tenant moved out on July August 31, 2013 and the landlord claimed that she incurred cleaning and repair expenses.

Settlement:

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

- b. In satisfaction for all claims the landlord and tenant now have or may have arising from this tenancy the parties agree that the landlord shall pay the tenant the additional sum of \$ 250.00, 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 granted the tenant a monetary Order in the amount of \$ 250.00. 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 to either party. I have dismissed all other claims made by the landlord and tenant 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: December 02, 2013

Residential Tenancy Branch

