



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      MNDC. MNSD, FF

### Introduction:

The landlords have made a monetary claim for loss of revenue and carpet cleaning expense and the tenants have applied for a monetary order for recovery of the security and pet deposit as well as compensation for breach of the covenant of quiet enjoyment.

### Facts:

Both parties attended a conference call hearing. A one year fixed term tenancy began on December 1, 2012 with rent in the amount of \$ 1,150.00 due in advance on the first day of each month. The tenants paid a security deposit and pet deposit totalling \$ 775.00 on December 14, 2012. The tenants moved out on October 1, 2013 and the landlords claimed that they suffered a loss of revenue and cleaning 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 landlords and tenants now have or may have arising from this tenancy the parties agree that the landlords will be permitted to retain the sum of \$ 387.50 from the tenants' security and pet deposit,
- b. The parties agree that the landlords shall pay the tenants the balance of the security and pet deposit which together with interest totals \$ 387.50, 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 ordered that the landlords retain the sum of \$ 387.50 from the security and pet deposit and I granted the tenants a monetary Order in the amount of \$ 387.50. 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 parties 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: January 13, 2014

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Residential Tenancy Branch

