



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Codes: MNR, MNSD, MNDC, FF

Introduction:

The landlords have made a monetary claim loss of revenue as a result of a breach a fixe term tenancy.

Facts:

Both parties attended a conference call hearing. A twenty-four month fixed term tenancy began on May 16, 2012 with rent in the amount of \$ 1,770.00 due in advance on the first day of each month. The tenants paid a security deposit and pet deposit totalling \$1,400.00 on May 16, 2012. The tenants moved out in October 2013 and the landlords claimed for 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 sum of \$ 1,400.00 representing all of the tenants' security and pet deposit,
- b. The parties agree that the tenants shall pay the landlords the additional sum of \$ 3,600.00,
- c. The tenants shall return two sets of keys and Fobs, and one TV remote to the landlords forthwith, 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 sum of \$ 1,400.00 representing all of the tenants' security and pet deposit and I granted the landlords a monetary Order in the amount of \$ 3,600.00. 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. I have dismissed all other claims made by the landlords 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: February 18, 2014

Residential Tenancy Branch

