



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Codes: MND, MNR, MNSD, MNDC, FF

### Introduction:

The landlords have made a monetary claim for loss of revenue and repair to the unit.

### Facts:

Both parties attended a conference call hearing. A tenancy began on March 1, 2013 with rent in the amount of \$ 1,250.00 due in advance on the first day of each month. The tenant paid a security deposit and pet deposit totalling \$1,250.00 on February 14, 2013. The tenant moved out on December 1, 2013 and the landlords claimed that they incurred a loss of revenue and cleaning and repair expenses.

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### 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 tenant now have or may have arising from this tenancy the parties agree that the landlords will be permitted to retain all the tenant's security and pet deposit amounting to \$ 1,250.00,
- b. the parties agree that the tenant shall pay the landlords the additional sum of \$ 650.00, 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 ordered that the landlords retain all the tenant's security and pet deposit amounting to \$ 1,250.00, and I granted the landlords a monetary Order in the amount of \$ 650.00. 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: March 17, 2014

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Residential Tenancy Branch

