



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Codes: MNSD, MND, FF

Introduction:

The tenant made an application to recover double her security deposit. The landlord have made a monetary claim for compensation for the costs of repair and cleaning to the unit.

Facts:

Both parties attended a conference call hearing. A tenancy began on April 1, 2013 with rent in the amount of \$ 850.00 due in advance on the first day of each month. The tenant paid a security deposit and pet deposit totalling \$ 425.00. The tenant moved out on April 30, 2014 and the landlord returned \$ 87.75 of the security deposit.

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 landlord and tenant now have or may have arising from this tenancy the parties agree that the landlord shall pay the tenant the balance of the tenant's security deposit which together with interest totals \$ 337.25, and
- b. 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 \$ 337.25. 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: September 08, 2014

Residential Tenancy Branch

