



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Codes: MNSD, MNDC, FF

Introduction:

The tenants made a monetary claim for recovery of double the security and pet deposit and the landlord has a potential claim for the cost repair to the unit.

Facts:

Both parties attended a conference call hearing. A tenancy began on August 1, 2013 with rent in the amount of \$ 850.00 due in advance on the first day of each month. The tenants paid a security deposit and pet deposit totalling \$ 850.00 at the beginning of the tenancy. The tenants moved out on April 3, 2014 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:

- a. In satisfaction for all claims the landlord and tenants now have or may have arising from this tenancy the parties agree that the landlord will be permitted to retain the sum of \$ 400.00 from the tenants' security and pet deposit,
- b. The parties agree that the landlord shall pay the tenants the balance of the security and pet deposit which together with interest totals \$ 450.00, 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 landlord retain the sum of \$ 400.00 from the security and pet deposit and I granted the tenants a monetary Order in the amount of \$ 450.00. 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 tenants 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 09, 2014

Residential Tenancy Branch