



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Codes: MNSD, MND, FF

Introduction:

The landlords have made a monetary claim for the cost of repair to the unit and the tenants have applied for a monetary order for recovery of double the security deposit.

Facts:

All parties attended a conference call hearing. A tenancy began on August 15, 2012 with rent in the amount of \$ 1,600.00 due in advance on the first day of each month. The tenants paid a security deposit totalling \$1,000.00 prior to moving in. The tenants moved out on August 20, 2013 and the landlord claimed that she incurred 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 tenants' security deposit amounting to \$ 1,000.00,
- b. The parties agree that the tenants shall pay the landlord the additional sum of \$ 600.00, 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 tenants' security deposit amounting to \$ 1,000.00 and I granted the landlord a monetary Order in the

amount of \$ 600.00. This order may be filed in the Small Claims Court and enforced as an order of that Court. I have dismissed all other claims by the landlord and all claims made by the tenant without leave to reapply. There shall be no order as to reimbursement of the filing fee to either party. The landlord must serve the tenants with this Decision and Order.

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 23, 2014

Residential Tenancy Branch

