



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD

Introduction

This was a hearing with respect to the tenants' application for the return of their security deposit, including double the amount of the deposit. The hearing was conducted by conference call. The tenants and the landlords called in and participated in the hearing.

Issue(s) to be Decided

Are the tenants entitled to the return of their security deposit, including double the amount?

Background and Evidence

The rental unit is a house in Kimberley. The Tenancy began in March 2013. The monthly rent was \$1,500.00. The tenants paid a security deposit of \$750.00 and a pet deposit of \$750.00. The tenant moved out of the rental property on April 30, 2014 pursuant to a Notice to End Tenancy given by the landlord.

The tenants gave the landlord a letter setting out their forwarding address on or about April 30, 2014.

The landlords have submitted documentary evidence concerning damage and repairs to the rental property, but the landlords have not filed their own claim for a monetary award and for an order to retain the tenants' security and pet deposits.

Analysis

During the hearing the tenants and the landlord agreed to a settlement of all matters in dispute with respect to this tenancy. They agreed that the landlords will return the tenant's security and pet deposits in the amount of \$1,500.00 and the landlords will

abandon any and all claims they may have against the tenants for damage to the rental unit or for the cost of cleaning and repairs. For their part, the tenants agreed to forego any entitlement they may have to a claim against the landlords for payment of double the amount of the deposits. The parties requested that I embody the terms of their settlement agreement in the form of a binding decision and order.

Conclusion

Based on the agreement of the parties, I grant the tenants a monetary order in the amount of \$1,500.00. This order may be registered in the Small Claims Court and enforced as an order of that court.

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 29, 2014

Residential Tenancy Branch

