



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Codes: MNSD, FF

Introduction:

The tenant has applied for a monetary order for recovery of the security deposit, as well as compensation for breach of quiet enjoyment resulting from a flooding of the unit. The landlords have made a monetary claim for loss of revenue for the unit.

Facts:

Both parties attended a conference call hearing. A tenancy began on October 20, 2012 with rent in the amount of \$ 750.00 due in advance on the first day of each month. The tenant paid a security deposit totalling \$ 375.00 on v. The tenant moved out on June 30, 2014.

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 repay all the tenant's security deposit amounting to \$ 375.00,
- b. The parties agree that the landlords shall pay the tenant the additional sum of \$ 125.00, 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 granted the tenant a monetary Order in the amount of \$ 500.00. 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 to either party. I have dismissed all other claims made by the tenant and landlord 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: October 20, 2014

Residential Tenancy Branch

