



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Codes: MNDC, MNR, MNSD, FF

Introduction:

The landlords have made a monetary claim for loss of revenue and the cost of utilities as a result of the breach of a fixed term tenancy agreement.

Facts:

Both parties attended a conference call hearing. A 36 month tenancy began on February 1, 2014 with rent in the amount of \$ 3,750.00 due in advance on the first day of each month. The tenants paid a security and pet deposit and pet deposit totalling \$ 3,750.00 on prior to the beginning of the tenancy. The tenants moved out on December 14, 2014 and the landlords claimed that they a loss of revenue and the cost of unpaid utilities.

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 tenants now have or may have arising from this tenancy the parties agree that the landlords will be permitted to retain the entire security and pet deposit totalling \$ 3,750.00,
- b. In satisfaction for all claims the landlords and tenants now have or may have arising from this tenancy the parties agree that the tenants shall pay the landlord the additional sum of \$ 250.00, 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 landlords retain the entire security and pet deposit totalling \$ 3,750.00 and I granted the landlords a monetary Order in the amount of \$ 250.00. This order may be filed in the Small Claims Court and enforced as an order of that Court. The landlords must serve this decision and Order as soon as possible. There shall be no order as to reimbursement of the filing fee. I have dismissed all other claims made by the landlords 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: March 17, 2015

Residential Tenancy Branch

