



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Codes: MND, MNDC, MNSD, FF

Introduction:

The landlords have made a monetary claim for the cost of an insurance claim resulting from a fire allegedly caused by the tenants. The tenants have applied for a monetary order for recovery of the security deposit.

Facts:

Both parties attended a conference call hearing. A tenancy began on December 1, 2014 with rent in the amount of \$ 950.00 due in advance on the first day of each month. The tenants paid a security deposit totalling \$ 525.00 in mid November 2014. The tenants moved out on January 31, 2015 and the landlords claimed that they incurred insurance expenses as a result of a fire in the unit caused by the tenants.

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 tenants' security deposit totalling \$ 525.00, and
- b. 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 the tenants' security deposit totalling \$ 525.00. There shall be no order as to reimbursement of the filing fee to either party as it was not part of the settlement agreement. I have dismissed all other claims made by the landlords and 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: April 13, 2015

Residential Tenancy Branch

