



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Codes: MNDC, MNSD, MNR, MND, FF

Introduction:

The landlords have made a monetary claim for compensation comprised of liquidated damages, hydro charges, and cleaning expenses. The tenants have applied for a monetary order for recovery of their security and pet deposit as well as compensation for breach of the covenant of quiet enjoyment.

Facts:

Both parties attended a conference call hearing. A tenancy began on April 15, 2014 with rent in the amount of \$ 950.00 due in advance on the first day of each month. The tenants paid a security and pet deposit and pet deposit totalling \$ 950.00 on April 15, 2014. The tenants moved out on January 30, 2015 before the end of their fixed term.

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 sum of \$ 232.52 from the tenants' security and pet deposit,
- b. In satisfaction for all claims the landlord and tenants now have or may have arising from this tenancy the parties agree that the landlord shall pay the tenants' the balance of their security and pet deposit which together with interest totals \$ 717.48, 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 sum of \$ 232.52 from the security and pet deposit and I granted the tenants a monetary Order in the amount of \$ 717.48. 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 as it was not included in the settlement discussions or agreement. I have dismissed all other claims made by the landlord 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 14, 2015

Residential Tenancy Branch

