



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Vancouver West Property Management Inc.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Codes: MNR, MNDC, MNSD, MNDF

### Introduction:

The landlord have made a monetary claim to recover the cost of carpet cleaning, rental fees, utilities and loss of revenue and the tenants have applied for a monetary order for recovery of double the security deposit as well as costs and expenses resulting from missed university classes..

### Facts:

Both parties attended a conference call hearing. A tenancy began on September 1, 2014 with rent in the amount of \$ 725.00 due in advance on the first day of each month. The tenant paid a security deposit totalling \$ 675.00 on July 3, 2014. The tenant moved out on October 16, 2014 and the landlord claimed that they incurred cleaning expenses, loss of revenue, unpaid utilities and rental fees.

### 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 tenant now have or may have arising from this tenancy the parties agree that the landlord shall repay to the tenant all of the tenant's security deposit which together with interest totals \$ 675.00, 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 granted the tenant a monetary Order in the amount of \$ 675.00. 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 as it was not a term of the settlement. I have dismissed all other claims made by the landlord and tenant 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: June 29, 2015

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Residential Tenancy Branch

