



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Codes: MNDC, MNSD, MND, MNR, MND, MNDC, FF

### Introduction:

The tenants made a claim for recovery of double their security deposit and recovery of the cost of a water pump. The landlord made a monetary claim for repair and cleaning costs, replacement of a hot tub, carpet replacement loss of rental revenue, loss of income, travel costs and subsidy expenses.

### Facts:

All parties attended a conference call hearing. A fixed term tenancy began on November 25, 2014 with rent in the amount of \$ 2,200.00 due in advance on the first day of each month. The tenants paid a security deposit totalling \$1,100.00 on November 12, 2014. The tenants moved out on January 31, 2015 before the end of their fixed term and the landlord claimed that she incurred cleaning, repair expenses, loss of revenue, travel and loss of income.

### 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 \$ 550.00 from the tenants' security 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 the tenants' security deposit which together with interest totals \$ 550.00, 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 landlord retain the sum of \$ 550.00 from the security deposit and I granted the tenants a monetary Order in the amount of \$ 550.00. 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 as they were not part of the settlement. 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: June 01, 2015

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Residential Tenancy Branch

