



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Homelife Glenayre Realty Chilliwack Ltd.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      MND, MNSD, FF

### Introduction

This was a hearing with respect to applications by the tenant and by the landlord. The hearing was conducted by conference call. The tenant attended with his father. The landlord's representative called in and participated in the hearing.

### Issue(s) to be Decided

Is the tenant entitled to the return of his security and pet deposits?  
Is the tenant entitled to an additional award pursuant to section 38(6)?  
Is the landlord entitled to a monetary award for repairs and if so, in what amount?  
Is the landlord entitled to retain all or part of the security deposit and pet deposit?

### Background and Evidence

The tenancy began in January 2012 the tenant paid a security deposit of \$325.00 at the start of the tenancy. Later he paid a pet deposit of \$200.00. the tenant moved out on or about September 30, 2014.

The tenant filed an application on December 4, 2014 to claim the return of his security deposit and pet deposit. the landlord applied on December 17, 2014 to claim a monetary award for repairs to the rental unit.

At the hearing the parties were given an opportunity to discuss a settlement of their respective claims and the parties agreed to resolve the claims on the basis that the landlord will retain the tenant's security deposit in full and final satisfaction of all claims arising out of the tenancy and the landlord will return the tenant's security deposit in the amount of \$200.00. The tenant agreed to accept the payment of \$200.00 in full and final satisfaction of all his claims for the return of his deposits.

Analysis and Conclusion

Pursuant to the agreement of the parties I grant the tenant monetary order in the amount of \$200.00. this order may be registered in the Small Claims Court and enforced as an order of that court.

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: July 14, 2015

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Residential Tenancy Branch

