



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Forrest Terrace Apartments (Rancho Management)
and [tenant name suppressed to protect privacy]

DECISION

Codes: MNSD, FF

Introduction:

The landlords have made a monetary claim for cleaning and repair to the unit.

Facts:

Both parties attended a conference call hearing. A tenancy began on December 1, 2008 with rent in the amount of \$ 770.00 due in advance on the first day of each month. The tenant paid a security deposit of \$ 357.50 and key deposit of \$ 85.00 on November 21, 2008. The tenant moved out on February 28, 2015 and the landlords claimed that they incurred cleaning and repair expenses.

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 tenant now have or may have arising from this tenancy the parties agree that the landlords will be permitted to retain all of the tenant's security deposit inclusive of \$ 00.60 interest totalling \$358.10,
- b. In satisfaction for all claims the landlords and tenant now have or may have arising from this tenancy the parties agree that the landlords shall repay the tenant all of his key deposit which totals \$ 85.00, 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 landlords retain all of the tenant's security deposit inclusive of \$ 00.60 interest totalling \$358.10 and I granted the tenant a monetary Order in the amount of \$ 85.00. 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. I have dismissed all other claims made by the landlord 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: July 27, 2015

Residential Tenancy Branch

