



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Pemberton Holmes Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Codes: MNR, MNSD, MNDC, FF

Introduction:

The landlord made a monetary claim for loss of rent, and cleaning expenses for the unit.

Facts:

Both parties attended a conference call hearing. A tenancy began on June 20, 2012 with rent in the amount of \$ 785.00 due in advance on the first day of each month. The tenants paid a security deposit totalling \$ 392.50 on June 20, 2012. The tenants moved out on March 31, 2015 and the landlord claimed that she 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 landlord and tenants now have or may have arising from this tenancy the parties agree that the landlord will be permitted to retain the tenants' security deposit amounting to \$ 392.50,
- b. In satisfaction for all claims the landlord and tenants now have or may have arising from this tenancy the parties agree that the tenants shall pay the landlord the sum of \$ 1,257.25, 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 tenants' security deposit amounting to \$ 392.50 and I granted the landlord a monetary Order in the amount of **\$ 1,257.25**. 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 it was not part of the settlement agreement.. 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 28, 2015

Residential Tenancy Branch

