



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Codes: MNSD, MNDC, CNC, ERP, LRE, OPC

### Introduction:

The tenants made an application to cancel a Notice to End the Tenancy for Cause, recover the cost of repairs, recover their security and pet deposit as well as compensation for loss of use of a dryer. The landlords have made a monetary claim for recovery of loss of revenue and cleaning and repair costs.

### Facts:

Both parties attended a conference call hearing. A tenancy began October 15, 2102 with rent in the amount of \$ 1,300.00 due in advance on the first day of each month. The tenants paid a security deposit and pet deposit totalling \$1,050.00 on October 13, 2012. The tenants moved out on June 28, 2015.

### 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 tenants now have or may have arising from this tenancy the parties agree that the landlords will be permitted to retain all of the tenants' security and pet deposit amounting to \$ 1,050.00,
- b. In satisfaction for all claims the landlords and tenants now have or may have arising from this tenancy the parties agree that the tenants shall pay the landlords the additional sum of \$ 450.00, 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 tenants' security and pet deposit amounting to \$ 1,050.00 and I granted the landlords a monetary Order in the amount of \$ 450.00. 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 landlords 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: July 21, 2015

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Residential Tenancy Branch

