



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNR, MND, MNSD, FF, O

Introduction

This matter dealt with an application by the Landlord for compensation for unpaid rent, for damage to the unit, site or property, to retain the Tenants security deposit, to recover the filing fee for this proceeding and for other considerations.

The Landlord said she served the Tenants with the Application and Notice of Hearing (the “hearing package”) by registered mail on April 27, 2015. Based on the evidence of the Landlord, I find that the Tenants were served with the Landlords’ hearing package as required by s. 89 of the Act and the hearing proceeded with both parties in attendance.

During the course of the hearing, the parties reached an agreement to settle these matters, on the following conditions:

1. The Landlord and the Tenant agreed that the Landlord would retain \$1,000.00 of the Tenants’ security and pet deposits as full settlement of the Landlords’ application and of this dispute.
2. Further the Landlord agreed to return the balance of the Tenants’ security and pet deposits in the amount of \$750.00 to the Tenants forthwith.

Under section 63 (1) the director can assist parties or offer parties an opportunity to settle their dispute. Pursuant to section 63 of the Act the Landlords and the Tenants agreed to the above arrangement.

As no further action is required on this file, the file is closed.

Conclusion

1. The Landlords will retain \$1,000.00 of the Tenants' security and pet deposits.
2. The Landlords will return \$750.00 of the security and pet deposits to the Tenants forthwith.

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: September 28, 2015

Residential Tenancy Branch

