



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Codes: MNSD, FF

Introduction:

The tenants have made a monetary claim for recovery of double the security deposit. The application and style of cause was amended to add the second tenant C.O. by consent. Both parties attended a conference call hearing.

Facts:

A tenancy began on July 1, 2014 with rent in the amount of \$ 1,800.00 due in advance on the first day of each month. The tenants paid a security deposit totalling \$ 900.00 on May 20, 2014. The tenants moved out on May 31, 2015 and the landlords claimed that they paid for a utility bill and 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 tenants now have or may have arising from this tenancy the parties agree that the landlords will be permitted to retain the sum of \$ 328.83 from the tenants' security deposit,
- b. In satisfaction for all claims the landlord and tenants now have or may have arising from this tenancy the parties agree that the landlords shall pay the tenants the balance of the tenants' security deposit which together with interest totals \$ 571.17, 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 the sum of \$ 328.83 from the security deposit and I granted the tenants a monetary Order in the amount of \$ 571.17. 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. I have dismissed all other claims made by the tenants.

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: December 22, 2015

Residential Tenancy Branch

