



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Codes: MND, MNSD, MNDC, FF

### Introduction:

The landlords have made a monetary claim for repair for unpaid rent. The landlord and tenant CD attended the hearing. At the outset, I found that the tenant KP was not served and have dismissed all claims against him with leave to reapply.

### Facts:

Both parties attended a conference call hearing. A tenancy began on October 01, 2014 with rent in the amount of \$ 700.00 due in advance on the first day of each month. The tenants paid a security deposit and pet deposit totalling \$ 700.00 on October 20, 2104. The tenants moved out on October 1 or 2, 2015 and the landlord claimed that she incurred loss of revenue, cleaning and repair expenses amounting to\$ 1,500.00.

### 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 herein the parties agree that the landlord will be permitted to retain all the tenants' security deposit amounting to \$ 700.00.

### Conclusion:

As a result of the settlement I ordered that the landlord retain all the tenants' security deposit amounting to \$ 700.00. There shall be no order as to reimbursement of the filing fee. I have dismissed all other claims made by the landlord.

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: April 18, 2016

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Residential Tenancy Branch

