



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Codes: MNSD, MNSD, MNDC, FF

Introduction:

The landlord made a monetary claim for the cost of cleaning expenses, and for repair to the unit and the tenant have applied for a monetary order for recovery of expenses incurred for storage and loss of personal items due to a rodent infestation. The parties admitted service of the application and all documentation.

Facts:

Both parties attended a conference call hearing. A tenancy began on April 1, 2015 with rent in the amount of \$ 1,200.00 due in advance on the first day of each month. The tenant paid a security deposit totalling \$ 600.00 on April 2, 2015. The tenant moved out on April 30, 2016.

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 tenant now have or may have regarding matters from these applications the parties agree that the landlord will be permitted to retain the sum of \$ 100.00 from the tenant's security deposit,
- b. In satisfaction for all claims the landlord and tenant now have or may have regarding matters from these applications the parties agree that the landlord shall pay the tenant the balance of the tenant's security deposit which together with interest totals \$ 500.00, and

- c. In consideration for this mutual settlement the parties agree that no further claims will be made by either party arising from any and all matters claimed for herein.

Conclusion:

As a result of the settlement I ordered that the landlord retain the sum of \$ 100.00 from the security deposit and I granted the tenant a monetary Order in the amount of \$ 500.00. 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. I have dismissed all other claims made by the landlord and tenant 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: September 12, 2016

Residential Tenancy Branch