



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD, MNDC, FF (Landlord's Application)
 (Tenants Application)

Introduction

This hearing convened as a result of cross applications wherein the parties each sought monetary compensation from the other.

Both parties appeared at the hearing. The parties were given the opportunity to be heard, to present their affirmed testimony, to present their evidence orally and in written and documentary form, and make submissions to me.

The parties agreed that all evidence that each party provided had been exchanged. No issues with respect to service or delivery of documents or evidence were raised.

At the conclusion of the Landlord's submissions with respect to his claim, and before the Tenants could respond, the parties reached a comprehensive settlement. The Terms of the parties' settlement is as follows:

1. The Landlord shall pay to the Tenants the sum of \$2,174.38 representing the following:
 - a. return of the Tenants' security deposit in the amount of \$1,050.00;
 - in addition to,
 - b. return of double the Tenants' pet damage deposit (\$600.00) in the amount of \$1,200.00;
 - less,
 - c. the Tenants share of the outstanding utilities in the amount of \$76.62.

2. All other claims arising from the tenancy are hereby dismissed as if tried on their merits.
3. The parties shall bear the cost of their filing fee.

Pursuant to section 63 of the *Residential Tenancy Act*, and Rule 8.4 of the *Residential Tenancy Branch Rules of Procedure*, I record the parties' agreement in this my decision as well as granting the Tenants a Monetary Order in the amount of \$2,173.38. The Monetary Order may be filed in the Provincial Court (Small Claims) and enforced as an order of that Court.

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: November 22, 2016

Residential Tenancy Branch