



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: *MNSD, MNDC, FF*

Introduction

This hearing dealt with applications by the landlord and the tenant, pursuant to the *Residential Tenancy Act*. The landlord applied to retain the security deposit towards the cost of replacing the carpet. The tenant applied for the return of double the security and pet deposits. Both parties applied for the recovery of the filing fee.

Both parties attended the hearing and were given full opportunity to present evidence and make submissions. The parties acknowledged receipt of evidence submitted by the other and gave affirmed testimony.

Issues to be decided

Has the landlord established a claim for the cost of replacing the carpet? Is the landlord entitled to keep the security and pet deposits or has the tenant established a claim for double their return?

Background and Evidence

The tenancy started in March 2015 and ended on May 31, 2016. The rent was \$890.00 and the tenant paid a security deposit in the amount of \$445.00. These parties attended a hearing on May 02, 2016 to resolve a dispute between them. During that hearing, the Arbitrator determined that the tenant had also paid a pet deposit of \$350.00. On May 31, 2016, a move out inspection was conducted in the presence of both parties and the tenant provided the landlord her forwarding address in writing.

The claims made by both parties against each other were discussed at length. During the hearing the parties engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute.

Analysis

Pursuant to Section 63 of the *Residential Tenancy Act*, the Arbitrator may assist the parties settle their dispute and if the parties settle their dispute during the hearing, the settlement may be recorded in the form of a decision or an order. During this hearing, the parties reached an agreement to settle these matters, on the following conditions:

1. The landlord agreed to pay the tenant \$995.00 within 15 days of the receipt of this decision, in full and final settlement of all claims against the tenant.
2. The tenant agreed to accept \$995.00 in full and final settlement of all claims against the landlord. A monetary order will be issued in favour of the tenant for this amount.
3. Both parties stated that they understood and agreed that the above particulars comprise **full and final settlement** of all aspects of the dispute for both parties.

Conclusion

Pursuant to the above agreement, I grant the tenant a monetary order under section 67 of the *Residential Tenancy Act* for the amount of **\$995.00**. This order may be filed in the Small Claims Court 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: December 08, 2016

Residential Tenancy Branch