



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      MNSD, FF, O

### Introduction

This hearing convened as a Tenants' Application for Dispute Resolution wherein the Tenants sought return of double the security and pet deposits paid, recovery of the filing fee and other unspecified relief.

Both parties appeared at the hearing. The hearing process was explained and the participants were asked if they had any questions.

During the hearing the parties resolved matters by mutual agreement. The terms of their agreement is recorded in this my Decision and Order pursuant to section 63 of the *Residential Tenancy Act* and Rule 8.4 of the *Residential Tenancy Branch Rules of Procedure*. As the parties resolved matters by agreement I make no findings of fact or law with respect to their relative claims. The terms of their comprehensive settlement follow.

1. The Tenants are entitled to the sum of \$2,300.00 representing return of double the security deposit (\$550.00 x2 = \$1,100.00) and pet damage deposit (\$550.00 x2 = \$1,100.00) in addition to recovery of the \$100.00 filing fee.
2. The Landlords are entitled to the sum of \$850.00 representing \$300.0 for rent owing for June 2016 and \$550.00 for rent owing for July 2016.
3. The above sums are to be offset against one another such that the Tenants are entitled to the sum of **\$1,450.00**.
4. All other claims arising from the tenancy are dismissed.

Further to this settlement, I grant the Tenants a Monetary Order in the amount of **\$1,450.00**. The Monetary Order must be served on the Landlords and may be filed in the Provincial Court (Small Claims) and enforced as an order of that Court.

Conclusion

The parties reached a comprehensive settlement whereby the Tenants are entitled to a Monetary Order in the amount of **\$1,450.00**.

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: January 24, 2017

---

Residential Tenancy Branch