



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Codes: MNSD

### Introduction:

The tenants have made a monetary claim for recovery of double the security and pet deposit. Both parties attended a conference call hearing.

### Facts:

A tenancy began on October 1, 2016 with rent in the amount of \$ 1,500.00 due in advance on the first day of each month. The tenants paid a security deposit and pet deposit totalling \$1,500.00 on October 1, 2016. The tenants moved out on January 28, 2017 and the landlord claimed that he incurred cleaning expenses and loss of revenue. The landlord returned the sum of \$ 500.00 from the security or pet deposit on January 28, 2017.

### 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 tenants now have or may have arising from this tenancy the parties agree that the landlord will be permitted to retain the sum of \$ 450.00 from the tenants' security deposit,
- b. In satisfaction for all claims the landlord and tenants now have or may have arising from this tenancy the parties agree that the landlord shall pay the tenants the balance of the security and pet deposit which together with interest totals \$ 550.00, and
- c. In consideration for this mutual settlement the parties agree that no further claims will be made by either party whatsoever arising from this tenancy.

### Conclusion:

As a result of the settlement I ordered that the landlord retain the sum of \$ 450.00 from the security deposit and I granted the tenants a monetary Order in the amount of \$ 550.00. 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. I have dismissed all other claims made by the tenants 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: March 20, 2017

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Residential Tenancy Branch