



Dispute Resolution Services

Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION AND REASONS

Introduction

This hearing dealt with an application by the landlord seeking compensation due to damage suffered by the breach of the tenancy agreement by the tenants. Both parties were present at the hearing. They were provided with the opportunity to submit documentary evidence prior to this hearing, all of which has been reviewed, to present oral evidence, to cross-examine the other party, and to make submissions during the hearing.

I reconvened the hearing on another day to continue discussions about a possible settlement of this dispute after the tenant had disconnected. The second hearing was heard on June 11, 2009 and during this hearing the parties reached a mutual agreement that resolved this dispute.

Opportunity to Settle:

Pursuant to section 63 of the *Act* which states:

- 63** (1) The director may assist the parties, or offer the parties an opportunity, to settle their dispute.
(2) If the parties settle their dispute during dispute resolution proceedings, the director may record the settlement in the form of a decision or an order.

I am providing the parties a record of the settlement terms and providing the landlord with a monetary Order for the sum to be paid to the landlord in restitution of this dispute.

The tenant and the landlord have mutual agreed that this dispute is resolve as follows:

1. The landlord will retain the tenants' security deposit plus interest of \$ in satisfaction of the damages the landlord incurred by the tenants breach of the tenancy agreement; and
2. The tenants will reimburse the landlord the sum of \$50.00 in recovery of the filling fee paid by the landlord for this application.

I commend the parties for reaching an agreement in settlement of this dispute.

Dated June 12, 2009.

Dispute Resolution Officer