



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

For the landlords: MNSD FF

For the tenants: MNSD FF

Introduction

This hearing was convened as a result of the cross-applications of the parties for dispute resolution under the *Residential Tenancy Act* (the “Act”).

The landlords applied to keep all or part of the security deposit, and to recover the filing fee. The tenants applied for the return of the security deposit, and to recover the filing fee.

A tenant and the landlords attended the hearing. The parties gave affirmed testimony, were provided the opportunity to present their evidence orally and in documentary form prior to the hearing, and make submissions to me. Both parties confirmed that they were aware of the application of the other party.

Settlement Agreement

During the hearing, the parties agreed to settle these matters, on the following conditions:

- 1) The landlords will return **\$340.00** to the tenants within 15 days of receiving this Decision. The \$340.00 consists of the amount paid by the tenants towards the security deposit.
- 2) The tenants are granted a monetary order pursuant to section 67 of the *Act* in the amount of **\$340.00**, which will be of no force or effect if the amount owing has been paid by the landlords in accordance with the terms above.
- 3) Neither party will recover their filing fee as the amounts off-set each other.

Conclusion

I grant the tenants a monetary order in the amount of **\$340.00** which will be of no force or effect if the amount owing has been paid in accordance with the above terms.

For the benefit of both parties, I am including a copy of *A Guide for Landlords and Tenants in British Columbia* with my Decision.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*. This decision is final and binding on the parties, unless otherwise provided under the Act, and 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: October 05, 2012

Residential Tenancy Branch