



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND MNDC FF

Introduction

This hearing was convened as a result of the landlords' application for dispute resolution under the *Residential Tenancy Act* (the "*Act*"). The landlords applied for a monetary order for a monetary order for damage to the unit, site or property, for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement, and to recover the filing fee.

The tenant, the female landlord, and the property manager for the landlord 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.

The tenant confirmed receiving the evidence package from the landlords and had the opportunity to review it prior to the hearing. The tenant confirmed that she did not submit any evidence in response to the landlords' application. I find the tenant was served in accordance with the *Act*.

Settlement Agreement

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

1. The parties agree that the tenant owes the landlords **\$450.00** for damages to the rental unit.
2. The tenant will pay \$450.00 to the landlords on or before **February 28, 2013** via certified cheque.
3. The landlords agree to waive the recovery of the filing fee for this application and withdraw their application as part of this mutual agreement.

4. The parties agree that the landlords will be granted a monetary order pursuant to section 67 of the *Act* in the amount of \$450.00, which will be of no force or effect if the amount owing has been paid in accordance with the mutual agreement described above.
5. The parties agree that this mutual agreement represents a full and final settlement of all matters related to this tenancy.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*.

Conclusion

I grant the landlords a monetary order in the amount of **\$450.00** which will be of no force or effect if the amount owing has been paid in accordance with the above terms.

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: November 28, 2012

Residential Tenancy Branch