



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC MNSD

Introduction

This hearing convened on October 16, 2012, for eighty minutes and reconvened for for the present session on December 14, 2012 for ninety minutes.

This hearing dealt with an Application for Dispute Resolution by the Tenants to obtain a Monetary Order for money owed or compensation for damage or loss under the Act, regulation or tenancy agreement and for the return of their security deposit.

The parties appeared at the teleconference hearing and gave affirmed testimony. At the outset of the hearing I explained how the hearing would proceed and the expectations for conduct during the hearing, in accordance with the Rules of Procedure. Each party was provided an opportunity to ask questions about the process however each declined and acknowledged that they understood how the conference would proceed.

During the hearing each party was given the opportunity to provide their evidence orally, respond to each other's testimony, and to provide closing remarks. A summary of the testimony is provided below and includes only that which is relevant to the matters before me.

Issue(s) to be Decided

1. Should the Tenants be granted a Monetary Order?

Background and Evidence

The Tenants entered into a month to month tenancy with the previous owner which began on May 1, 2012. The property was sold and on June 28, 2012 the respondents to this dispute became the new owners and Landlords. Rent was payable on the first of each month in the amount of \$875.00 and the Tenants paid the previous owner \$300.00 as the security deposit. The Tenants vacated the property July 7, 2012.

During the course of this proceeding the parties agreed to settle these matters.

Analysis

The parties agreed to settle these matters on the following terms:

- 1) The Tenants agree to withdraw their claim; and
- 2) Landlords agreed to pay the Tenants the total sum of **\$2,125.00**, on or before April 1, 2013; and
- 3) Both parties agree that they will not bring a future claim against the other party in relation to this tenancy.

In support of this binding settlement the Tenants will be issued a Monetary Order in the amount of \$2,125.00.

Conclusion

The parties agreed to settle these matters.

The Tenants have been issued a Monetary Order in the amount of **\$2,125.00**. This Order is legally binding and must be served upon the Landlords in the event that the Landlords do not comply with the settlement agreement and make payment in full by April 1, 2013.

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: December 14, 2012.

Residential Tenancy Branch