



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD FF

Introduction

This hearing was convened as a result of the tenants' application for dispute resolution under the *Residential Tenancy Act* (the "*Act*"). The tenants applied for a monetary order for the return of their security deposit, and to recover the filing fee.

The tenants, an advocate for the tenants, and 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.

Both parties confirmed receiving the evidence package from the other party and that they had the opportunity to review that evidence prior to the hearing. I find the parties were served in accordance with the *Act*.

Settlement Agreement

During the hearing, the parties agreed to settle all matters related to this tenancy, on the following conditions:

1. The parties agree that landlord will pay the tenants **\$925.00 on or before June 12, 2013**. This payment is comprised of \$900.00 for the tenants' security deposit, and \$25.00 of the tenants' filing fee.
2. The tenants waive \$25.00 of their filing fee and withdraw their application in full as part of this settlement agreement.
3. The parties agree that the tenants will be granted a monetary order in the amount of \$925.00 pursuant to section 67 of the *Act*, **which will be of no force or effect if the payment has been made by the landlord in accordance with #1 above.**

4. The parties agree that this settled 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 order the parties to comply with the terms of their mutually settled agreement above.

I grant the tenants a monetary order in the amount of \$925.00 which will be of no force or effect if the amount owing has been paid in accordance with #1 above.

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: June 04, 2013

Residential Tenancy Branch