



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND, MNR, MNSD, MNDC, FF

Introduction

This hearing dealt with cross applications. The tenant applied for return of her security deposit and compensation for utilities. The landlords had applied for compensation for damage and cleaning, unpaid rent; and, authorization to retain the security deposit. Both parties appeared or were represented at the hearing and were provided the opportunity to make relevant submissions, in writing and orally pursuant to the Rules of Procedure, and to respond to the submissions of the other party.

Due to the number of issues under dispute the hearing was adjourned and reconvened on a later date. At the reconvened hearing both parties were agreeable to resolving this agreement by way of a settlement agreement. I have recorded the terms of settlement by way of this decision.

Issue(s) to be Decided

What are the terms of the settlement agreement?

Background and Evidence

In full and final satisfaction of any and all disputes between the parties with respect to this tenancy, the parties mutually agreed to the following:

1. The landlords shall retain the tenant's security deposit.
2. The landlords withdraw the remainder of their claim against the tenant.
3. The tenant withdraws her claims against the landlords.

Analysis

Pursuant to section 63 of the Act, I have the authority to assist parties in reaching a settlement agreement during the hearing and to record a settlement agreement in the form of a decision or order.

I have accepted and recorded the settlement agreement reached by the parties during this hearing and make the terms an Order to be binding upon both parties.

For further certainty, the landlords are authorized to retain the tenant's security deposit. Both parties are now precluded from filing a future Application for Dispute Resolution against the other party with respect to this tenancy.

Conclusion

The parties resolved their disputes by way of a settlement agreement as recorded in this decision.

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: August 13, 2013

Residential Tenancy Branch

