



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding NPR GP INC. GENERAL PARTNER FOR NPR LIMITED PARTNERSHIP
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MND, MNSD, MNDC, FF

Introduction

This hearing was convened by way of conference call in response to an Application for Dispute Resolution made by the landlord for a Monetary Order: for damage to the unit, site or property; to keep all or part of the pet damage or security deposit; for money owed or compensation for loss or damage under the Residential Tenancy Act (referred to as the '*Act*'), regulation or tenancy agreement; and to recover the filing fee for the cost of the application from the tenants.

An agent for the landlord and both tenants appeared for the hearing and no issues with regards to the service of documents and evidence under the *Act* were raised by any of the parties.

At the start of the hearing, the landlord withdrew the portion of the application requesting a Monetary Order for money owed or compensation for loss or damage under the *Act*, regulation or tenancy agreement as this claim related to damages only.

Analysis & Conclusion

Pursuant to section 63 of the *Residential Tenancy Act*, the Arbitrator may assist the parties to settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order. During the hearing, the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute.

All the parties **agreed** to settle the dispute in full under the following terms:

1. The tenants agreed to settle the landlord's claim in full in the amount of \$976.72.
2. The tenants agreed that the landlord could keep their security deposit of \$525.00 in partial satisfaction of the above agreed amount.

3. As a result, the tenants agreed to pay the landlord **\$451.72**, to be received by the landlord before **November 15, 2013**.
4. The tenants agreed to the landlord being issued with a Monetary Order in the amount of \$451.72.00 which the landlord can serve onto the tenants **if** the tenants fail to make this payment.

For the reasons set out above, I hereby grant the landlord a Monetary Order in the amount of \$451.72.

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: October 04, 2013

Residential Tenancy Branch

