



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      MNR, MNSD, MNDC, FF

### Introduction

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

The landlord appeared for the hearing with a translator, along with one of the tenants (PZ). No issues with regards to the service of documents under the *Act* were raised by any of the parties. At the start of the hearing I allowed the tenant to amend the application to state that it was being made under the *Residential Tenancy Act*.

### 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.

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

1. The landlord and tenant agreed that the landlord will pay the tenants a total amount of \$450.00 in full satisfaction of this claim.
2. The tenants are to receive this amount from the landlord by November 1, 2013.

3. The tenants are issued with a monetary order in the amount of \$450.00 which the tenants can serve onto the landlord after November 1, 2013 **if** the landlord fails to make this payment.

For the reasons set out above, I hereby grant the tenants a monetary order in the amount of \$450.00.

This order is final and binding on the parties and may be enforced.

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 25, 2013

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Residential Tenancy Branch

