



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## 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 landlords for a Monetary Order for: damages to the unit, site or property; money owed or compensation for damage or loss 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.

A hearing took place on October 30, 2013 which was adjourned to allow the landlords and tenants to serve evidence to each other for the adjourned hearing. One of the landlords and one of the tenants attended the conference call hearing during which no issues with regards to the service of documents in accordance with the Act were raised by any of the parties.

### Analysis & Conclusion

Pursuant to section 63 of the Act, the Arbitrator may assist the parties to settle their dispute. The settlement may be recorded in the form of a decision or an order. During the hearing, the parties discussed the issues between them and achieved a resolution of their dispute. The parties **agreed** to settle the landlord's claim in full under the following terms:

1. The tenant consented to the landlord deducting \$210.00 from the tenants' security deposit of \$700.00 in full satisfaction of the landlords' claim.
2. The tenant and landlord agreed that the landlords will return the remaining balance of \$490.00 to the tenants by the end of 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: October 30, 2013

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Residential Tenancy Branch

