



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 return of double the security deposit, and to recover the filing fee.

The female tenant, an agent for the tenants, a witness for the tenants and the landlords 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.

The landlords confirmed receiving the evidence package from the tenants and that they had the opportunity to review the tenants' evidence prior to the hearing. The landlords confirmed that they did not submit evidence in response to the tenants' application.

Settlement Agreement

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

1. The landlords agree to pay the tenants **\$400.00**, comprised of the return of the tenants' \$350.00 security deposit and \$50.00 for the filing fee **on or before November 7, 2013**.
2. The tenants withdraw their application in full as part of this settlement agreement.
3. The tenants are granted a monetary order in the amount of \$400.00 which will have no force or effect if the landlords pay the tenants in accordance with #1 above.

4. Both parties agree that this settlement 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 settled agreement described above.

I grant the tenants a monetary order in the amount of \$400.00 which will be of no force or effect if the amount owing has been paid as described above. If the landlords do not pay the amount as described above, this order must be served on the landlords and may be filed in the Provincial Court (Small Claims) and enforced as an order of that court.

For the benefit of both parties, I am including a copy of *A Guide for Landlords and Tenants in British Columbia* with my Decision.

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: October 31, 2013

Residential Tenancy Branch

