



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND MNR MNSD MNDC FF

Introduction

This hearing was convened as a result of the landlords' application for dispute resolution under the *Residential Tenancy Act* (the "Act"). The landlords applied for a monetary order for damage to the unit, site or property, for unpaid rent or utilities, for authorization to keep all or part of the security deposit, for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement, and to recover the filing fee.

The tenant and one of the landlords, PD (the "landlord") 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 tenant confirmed receiving the evidence package from the landlords and that he had the opportunity to review the landlords' evidence prior to the hearing. The tenant confirmed that he did not submit any evidence in response to the landlords' claim.

Settlement Agreement

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

1. The parties agree that the tenant owes the landlords \$2,742.00 comprised of unpaid rent and the filing fee.
2. The tenant agrees to surrender his entire security deposit of **\$475.00** to the landlords which leaves a balance owing by the tenant to the landlords in the amount of **\$2,267.00**.

3. The tenant agrees to pay the landlords via cheque a minimum of \$200.00 on the **fifth (5th) day of each month starting on November 5, 2013**, and continuing each month until the full amount of \$2,267.00 has been paid in full by the tenant.
4. The landlords are granted a monetary order pursuant to section 67 of the *Act* in the amount of \$2,267.00.00 which will have no force or effect if the tenant pays the landlords in accordance with #3 above.
5. The landlords withdraw their application in full as part of this mutually settled agreement.
6. The parties agree that this mutually settled 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 mutually settled agreement.

The landlords are granted a monetary order pursuant to section 67 of the *Act* in the amount of \$2,267.00.00 which will have no force or effect if the tenant pays the landlords in accordance with #3 above. If the tenant does not pay the amounts as agreed upon above, the monetary order must be served on the tenant and may be filed in the Provincial Court (Small Claims) and enforced as an order of that court.

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 07, 2013

Residential Tenancy Branch

