



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD, MND, FF

Introduction

This hearing was convened by way of conference call in response to an Application for Dispute Resolution made by both the landlords and the tenants. The tenants applied for the return of all or part of the pet damage or security deposit. The landlords applied for damages to the rental unit, site or property. Both parties also applied to recover the filing fee for the cost of their application.

The landlords and the tenants both appeared for the hearing and no issues in relation to the service of documents under the Residential Tenancy Act (referred to as the *Act*) were raised by any of the parties.

Analysis & Conclusion

Pursuant to section 63 of the *Residential Tenancy Act*, the Arbitrator may assist the parties to settle their disputes and if the parties settle their disputes 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 respective disputes.

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

1. The landlords withdrew their application in full. As a result, I dismiss the application without leave to re-apply.
2. The landlords agreed to pay the tenants \$1,320.00 which includes the return of the pet and security deposits and half of the filing fee.
3. The landlord will ensure that this payment is received by the tenants, to the forwarding address already provided to the landlords in writing, by the end of day November 30, 2013.

4. The tenants are issued with a Monetary Order in the amount of \$1,320.00 which the tenants can enforce **if** the landlord fails to make payments by the agreed deadlines stipulated above.

For the reasons set out above, I hereby grant the tenants a Monetary Order in the amount of \$1,320.00.

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: November 07, 2013

Residential Tenancy Branch

