



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding BRITISH COLUMBIA STRATA MNGT and MACDONALD REALTY
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MND, 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 and to recover the filing fee for the cost of the application from the tenants.

An agent for the landlords appeared for the hearing and one of the tenants appeared for the hearing with an advocate. No issues with regards to the service of hearing documents and evidence used in the hearing 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 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 landlords' dispute in full under the following terms:

1. The tenant agreed to settle the landlords' monetary claim in full in the amount of \$1,000.00.
2. As the landlords already hold a \$475.00 security deposit, the tenants had already consented for the landlords to retain this at the end of the tenancy.
3. As a result, the tenants agreed to pay the landlord the balance of the settlement claim in the amount of \$525.00.
4. The landlords are issued with a Monetary Order in the amount of \$525.00, which the landlords can enforce **if** the tenants fail to make this payment in accordance with the above agreed terms.

For the reasons set out above, I hereby grant the landlords a Monetary Order in the amount of **\$525.00**.

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: December 19, 2013

Residential Tenancy Branch

