



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      MNDC, MNSD

### Introduction

This hearing was convened by way of conference call in response to an Application for Dispute Resolution made by the tenants for a Monetary Order for money owed or compensation for damage or loss under the Residential Tenancy Act, regulation or tenancy agreement and for the return of the pet damage and security deposit.

The tenants and landlords appeared for the hearing. No issues with regards to the service of documents and evidence for this hearing were raised by any of the parties during the hearing.

At the start of the hearing the tenants confirmed receipt of their security deposit from the landlord and as a result withdrew their application for the return of the security deposit and amended their monetary claim amount to \$2,800.00

### 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.

Both parties **agreed** to settle the dispute in full under the following terms:

1. The landlords will pay the tenants \$402.00 monetary compensation by December 31, 2013 in full satisfaction of the tenant's claim.

2. The tenants are issued with a Monetary Order in the amount of \$402.00 which the tenants can serve onto the landlords after December 31, 2013 **if** the landlords fail to make this payment to the tenants.

During the hearing, the tenants provided the landlords with a confirmed address for the purposes of the landlords to make payment to the tenants in accordance with this agreement. The landlords are cautioned to retain documentary evidence for proof of payment.

For the reasons set out above, I hereby grant the tenants a Monetary Order in the amount of \$402.00.

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: December 11, 2013

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Residential Tenancy Branch

