



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND, MNR, MNSD, MNDC, FF

Introduction

This hearing was convened by way of conference call in response to an Application for Dispute Resolution made by the landlord. The landlord applied for a Monetary Order for damage to the unit, unpaid rent or utilities, to keep all or part of the security deposit, for money owed or compensation for damage or loss under the *Residential Tenancy Act* (referred to as the Act), regulation or tenancy agreement and to recover the filing fee from the tenants.

The tenants and landlord appeared for the hearing.

Analysis & Conclusion

Pursuant to section 63 of the 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 tenants consented to the landlord keeping their security and pet damage deposits for the total amount of \$750.00 which the landlord already retains.
2. The tenants agreed to settle the remainder of the landlord's monetary claim in full by paying the landlord \$425.00.
3. The landlord must receive this payment by January 31, 2014.
4. The landlord is issued with a Monetary Order in the amount of \$425.00 which the landlord can serve onto the tenants after January 31, 2014 **if** the tenants fail to make this payment.

The tenants are cautioned to ensure they have a written record of any payments issued and served to the landlord.

For the reasons set out above, I hereby grant the landlord a Monetary Order in the amount of \$425.00.

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: January 08, 2014

Residential Tenancy Branch

