



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND 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 money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement, to keep all or part of the tenants' security deposit and pet damage deposit, and to recover the filing fee.

The female landlord and the tenants 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 hearing process was explained to the parties and an opportunity to ask questions about the hearing process was provided to the parties.

Neither party submitted documentary evidence in response to the landlords' application.

Settlement Agreement

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

1. The landlords agree to return the tenants **\$495.00** security deposit and pet damage deposit balance owing by **May 15, 2014**, by Interac e-mail money transfer. The tenants e-mail address was confirmed by the parties during the hearing.

2. The tenants agree to waive their right to double their security deposit and pet damage deposit under the *Act*.
3. The tenants are granted a monetary order in the amount of \$495.00 which will have no force or effect if the landlords pay the tenants in accordance with #1 above.
4. The landlords agree to waive their filing fee and withdraw their application in full as part of this mutually settled agreement.
5. The parties agree that this settlement 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 described above.

The tenants are granted a monetary order in the amount of \$495.00 which will have no force or effect if the landlords pay the tenants in accordance with #1 above. If the landlords do not pay the amount as described above in #1 above, the monetary order must be served on the landlords and may be filed in the Provincial Court (Small Claims) and enforced as an order of that court.

For the benefit of both parties, I am including a copy of *A Guide for Landlords and Tenants in British Columbia* with my Decision.

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: May 8, 2014

Residential Tenancy Branch

