



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC, OLC, RPP

Introduction:

The tenants made a monetary claim for the value of their property which they alleged the landlord disposed of. The landlord brought a claim in file number 251912 seeking recovery if unpaid rent.

Facts:

Both parties attended a conference call hearing. A tenancy began on April 12, 2012 with rent in the amount of \$ 700.00 due in advance on the first day of each month. The tenants claim they paid a security deposit totalling \$350.00 at the beginning of the tenancy. The tenants began moving out on May 2, 2014 and they claim the landlord locked them out and disposed of their property before they were able to completely move out. The landlords claimed in file 251912 that the tenants did not pay any security deposit and were responsible for arrears in rent.

Settlement:

The parties settled this matter and they have asked that I record the agreement pursuant to section 63(2) as follows:

- a. In satisfaction for all claims the landlord and tenants now have or may have arising from this tenancy the parties agree that the landlord will pay the tenants the sum of \$ 2,000.00, and
- b. In consideration for this mutual settlement the parties agree that no further claims will be made by either party whatsoever arising from this tenancy.

Conclusion:

As a result of the settlement I granted the tenants a monetary Order in the amount of \$ 2,000.00. This order may be filed in the Small Claims Court and enforced as an order of that Court. I have dismissed all other claims made by the tenants herein and the landlord in file No. 251912 without leave to reapply. There shall be no order as to reimbursement of the filing fee to either party.

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: July 07, 2014

Residential Tenancy Branch

