



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND, MNR, MNSD, FF
 MNDC, FF

Introduction

This hearing was convened by way of conference call in response to an Application for Dispute Resolution (the “Application”) made by both the Tenants and the Landlords.

The Landlords applied for a Monetary Order for unpaid rent, damage to the rental unit, and to keep the Tenants’ security deposit. The Tenants applied for money owed or compensation for loss under the *Residential Tenancy Act* (the “Act”). Both parties also applied to recover the filing fee for the cost of making their Application.

Both parties appeared for the hearing and provided affirmed testimony during the hearing as well as documentary evidence in advance of the hearing. This had been served to each other in accordance with the Act and the Rules of Procedure.

Both parties presented their evidence and provided several submissions during the hearing. However, after some lengthy discussion between the parties, the parties turned their minds to compromise and achieved a resolution of both disputes through settlement.

Settlement Agreement

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.

Both parties **agreed** to settle their respective disputes in full as follows:

- The Tenant consented to the Landlords keeping the Tenants’ security deposit of \$675.00.

- This left an amount payable by the Tenants to the Landlords which the parties agreed would be **\$350.00**
- This amount is in **full** satisfaction of the Tenants' **and** the Landlords' Applications.
- The Landlords are issued with a Monetary Order in the amount of \$350.00 which is enforceable in the Small Claims court **if** the Tenants fail to make payment.
- The Tenants are cautioned to ensure that documentation is retained in relation to the making of the payment.
- The Tenant gave the Landlords permission to dispose of the Tenants' personal property left at the rental suite at the end of the tenancy.

This agreement and order is fully binding on the parties.

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: August 05, 2014

Residential Tenancy Branch

