



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      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 money owed or compensation for damage or loss under the Act, regulation or tenancy agreement, and for authorization to retain the tenants' security deposit.

The tenants and the landlords attended the teleconference hearing. The parties gave affirmed testimony and had the hearing process explained to them.

### Settlement Agreement

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

1. The parties agree that the tenants surrender their full security deposit of \$425.00 to the landlords in partial satisfaction of **\$850.00** owing by the tenants for the landlords' loss of March 2014 rent revenue.
2. The parties agree that further to #1 above, the tenants owe a balance of **\$425.00** to the landlords for loss of March of 2014 rent revenue.
3. The tenants agree to pay the landlords \$425.00 by **July 31, 2014 by 5:00 p.m.**
4. The landlords are granted a monetary order pursuant to section 67 of the Act, which will be of no force or effect, if the tenants pay the landlords in accordance with #3 above.
5. The landlords agree to withdraw their application in full and waive their filing fee as part of this mutually settled agreement.
6. 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 above. Based on the mutual agreement of the parties, I authorize the landlords to retain the tenants' full security deposit of \$425.00 in accordance with #1 above.

The landlords are granted a monetary order pursuant to section 67 of the *Act*, which will be of no force or effect, if the tenants pay the landlords in accordance with #3 above. Should the landlords require enforcement of the monetary order, the monetary order must be served on the tenants and may be filed in the Provincial Court (Small Claims) and enforced as an order of that court.

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: July 10, 2014

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Residential Tenancy Branch

