



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD FF

Introduction

This hearing was convened as a result of the tenants' application for dispute resolution under the *Residential Tenancy Act* (the "*Act*"). The tenants applied for the return of their security deposit under the *Act*, and to recover the cost of their filing fee.

Tenant S.A., the landlord, and the son of the landlord 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.

Settlement Agreement

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

1. The landlord agrees to pay the tenants **\$450.00** comprised of the return of the tenants' full \$400.00 security deposit and the \$50.00 filing fee, **on or before July 12, 2014**. The mailing address of the tenants' listed on the tenants' application was confirmed during the hearing.
2. The tenants are granted a monetary order in the amount of \$450.00 which will have no force or effect if the landlord pays the tenants in accordance with #1 above, and the tenants successfully cash the cheque from the landlord.
3. The tenants withdraw their application in full as part of this mutually settled agreement.
4. The parties agree that this mutually settled 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 have been granted a monetary order in the amount of \$450.00 which will be of no force or effect if the amount owing has been paid as described above. If the landlord does not pay the amount as described above, the tenants must serve the monetary order on the landlord and the monetary order 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: August 1, 2014

Residential Tenancy Branch

