



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

For the tenants: MNDC MNSD OLC PSF FF

For the landlords: MNDC FF

Introduction

This hearing was convened as a result of the cross-applications of the parties for dispute resolution under the *Residential Tenancy Act* (the “Act”).

The tenants applied for a monetary order for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement, for the return of all or part of their security deposit and pet damage deposit, for an order directing the landlord to comply with the *Act*, regulation or tenancy agreement, and to provide services or facilities required by law and to recover the filing fee.

The landlords applied for a monetary order for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement, and to recover the filing fee.

The tenants, an advocate for the tenants, and the landlords attended the teleconference hearing. The parties were affirmed, had the hearing process explained to them, and the parties were given an opportunity to ask questions about the hearing process.

Settlement Agreement

During the hearing, the parties agreed to settle these matters, and the matters scheduled for September 29, 2014 at 1:30 p.m., on the following conditions:

1. The parties mutually agree to end the fixed term tenancy effective **September 30, 2014 at 1:00 p.m.**

2. The parties agree that the tenants will compensate the landlords **\$600.00** due **October 1, 2014** in cash as compensation related to #1 above. The landlords agree to issue the tenants a receipt for any cash received.
3. The landlords are granted an order of possession effective September 30, 2014 at 1:00 p.m., which must be served on the tenants.
4. The landlords are granted a monetary order pursuant to section 67 of the *Act*, in the amount of **\$600.00**, which will be of no force or effect if the tenants pay the landlords in accordance with #2 above.
5. The parties mutually agree to withdraw their respective applications, including both file numbers referenced on the cover page of this Decision scheduled as cross-applications for September 29, 2014 at 1:30 p.m.
6. The parties agree to meet at the rental unit at 6:00 p.m. on September 30, 2014 to return the rental unit keys to the landlords and for the purposes of participating in and completing an outgoing condition inspection report.
7. The parties acknowledge that this mutually settled agreement represents a full and final settlement of all matters related to the tenancy except for:
 - A. Landlords' future application for the cost of damages to the rental unit, if any.
 - B. Tenants' future application for the return of their security deposit or pet damage deposit, if applicable.
8. The parties agree that any third party attending the outgoing condition inspection will be respectful, will not be a relative of the landlords or the tenants, and will not include more than one third party for either the landlords or the tenants.

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 landlords are granted an order of possession effective September 30, 2014 at 1:00 p.m., which must be served on the tenants. Should the landlords require enforcement of the order of possession, the tenants must first be served with the order of possession and then may file the order of possession in the Supreme Court of British Columbia for enforcement purposes.

The landlords are granted a monetary order pursuant to section 67 of the *Act* in the amount of \$600.00, which will be of no force or effect if the tenants pay the landlords in

accordance with #2 above. Should the landlords require enforcement of the monetary order, the landlords must serve the tenants with the monetary order, 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: September 23, 2014

Residential Tenancy Branch

