



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 reconvened in relation to the landlords' application to retain the tenants' security deposit and recovery of the landlords' filing fee from the tenant.

Both landlords and both tenants appeared.

At an earlier hearing time, the tenants had indicated they had filed their own application in respect of the same tenancy. At this hearing, while I was only scheduled to hear the landlords' application, I informed the parties that I could assist them to reach a global settlement for both applications in the event the parties could reach a mutually agreed to settlement. The parties were able to reach a settlement on both applications.

Analysis

Pursuant to section 63 of the Act, an 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. During the hearing the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise and achieved a resolution of their disputes.

During this hearing, the parties reached an agreement to settle both disputes under the following final and binding terms:

1. The landlords agreed to withdraw their application.
2. The tenants agreed to withdraw their application.
3. The landlords agreed to pay to the tenants \$325.00.

The parties agreed and understood that these particulars comprise the full and final settlement of all aspects of both applications for both parties.

Conclusion

The landlords' application is withdrawn. The tenants' application is withdrawn.

The monetary order is to be used if the landlords do not pay \$325.00 to the tenants in accordance with this agreement. The tenants are provided with this order in the above terms and the tenants may serve the landlord(s) with this order so that the tenants may enforce it in the event that the landlord(s) do not pay the amount as set out in their agreement. Should the landlord(s) fail to comply with these orders, these orders may be filed in the Small Claims Division of the Provincial Court and enforced as orders of that Court.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under subsection 9.1(1) of the Act.

Dated: January 06, 2015

Residential Tenancy Branch

