



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: MNR,FF

Introduction and Issues to be Decided

The landlords have applied for a Monetary Order for non-payment of rent. All parties attended the hearing.

Settlement:

The parties have settled this matter and requested that I record the terms pursuant to section 63(2) as follows:

- a. The tenants permit the landlords to retain all their security deposit amounting to \$ 500.00,
- b. The tenants will pay the landlords \$ 495.00 no later than February 21, 2016 as follows:
 - i. \$ 50.00 each month commencing on April 21, 2015 and on the 21st of each month thereafter through January 21, 2016, and
 - ii. \$ 45.00 on February 21, 2016.
- c. If the tenants fail to complete the payments in paragraph b. in full and on time the landlords may execute a Monetary Order for the balance owing.

Conclusion:

As a result of the settlement I ordered that the landlords retain the tenants' security deposit amounting to \$ 500.00. I granted the landlords a Monetary Order in the amount of \$ 495.00 effective April 22, 2015, which is not to be executed upon unless the tenants are in breach of paragraph b. herein and at that time are to be given credit for

any payments actually received. If and when the tenants complete the payment in paragraph b. herein the Monetary Order is void and unenforceable. There shall be no order with respect to reimbursement of the cost of the filing fee as it was not included in the terms of the settlement. The landlords must serve the tenants with this decision and Order. The decision must be attached to the Order upon service.

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: March 30, 2015

Residential Tenancy Branch

