



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: MNDC, FF

Introduction

This hearing was convened by way of conference call in response to an Application for Dispute Resolution (the "Application") made by Tenants for money owed or compensation for loss under the *Residential Tenancy Act* (the "Act"), and to recover the filing fee from the Landlord for having to make this Application.

Both parties appeared for the hearing and provided affirmed testimony as well as written evidence prior to the hearing. No issues in relation to the service of the Tenant's Application and the service of each other's evidence were raised by the parties.

The parties provided evidence and submissions in relation to the Tenant's claim for two months of compensation pursuant to Section 51(2) of the Act after being issued with a two month notice to end tenancy on March 17, 2014 and vacating the rental suite on May 31, 2014.

At the conclusion of the hearing, I offered the parties an opportunity to settle this matter by way of mutual agreement. The parties considered their options and decided that it was best to settle this matter by way of a settlement agreement.

Settlement Agreement

Pursuant to Section 63 of the Act, the 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. Both parties agreed to settle the Tenant's Application in full as follows:

The Landlord agreed to pay the Tenant **\$1,550.00** as monetary compensation in full satisfaction of the Tenant's Application. The Tenant is issued with a Monetary Order in the amount of \$1,550.00 which is enforceable in the Small Claims court **if** the Landlord fails to make payment.

The Landlord is cautioned to retain documentary evidence of payment made to meet the terms and conditions of the above agreement. This agreement and order is fully binding on the parties.

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: April 01, 2015

Residential Tenancy Branch

