



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC, MNSD, OLC, FF

Introduction

This hearing dealt with the tenant's application pursuant to the *Residential Tenancy Act* (the Act) for:

- a monetary order for compensation for damage or loss under the Act, regulation or tenancy agreement pursuant to section 67;
- authorization to obtain a return of all or a portion of her security deposit pursuant to section 38;
- an order requiring the landlords to comply with the Act, regulation or tenancy agreement pursuant to section 62; and
- authorization to recover her filing fee for this application from the landlords pursuant to section 72.

The tenant appeared. The landlords' agent appeared.

The tenant provided as documentary evidence a Canada Post tracking number that showed that the tenant served the landlord with the dispute resolution package on 29 October 2014.

When I began the hearing the parties indicated that they had reached a settlement. The parties indicated that they wished their settlement to be recorded as a decision of this Branch.

Analysis

Pursuant to section 63 of the Act, 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. In advance of this hearing, the parties achieved a resolution of their dispute.

The parties agreed to settle their dispute under the following final and binding terms:

1. The tenant agreed to withdraw her application.
2. The landlords agreed to pay to the tenant \$1,900.00, which includes return of the tenant's security deposit.
3. The parties agreed that no further claims by either party would be brought in respect of this tenancy.

Each party stated that he or she understood the terms of this agreement. The parties agreed that these particulars comprise the full and final settlement of all aspects of their disputes for both parties.

Conclusion

The tenant's application is withdrawn.

The monetary order is to be used if the landlords do not pay \$1,900.00 to the tenant in accordance with their agreement. The tenant is provided with this order in the above terms and the tenant may serve the landlords with this order so that the tenant may enforce the order in the event that the landlords do not pay the amount established by this agreement. Should the landlord(s) fail to comply with this order, this order may be filed in the Small Claims Division of the Provincial Court and enforced as an order 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: June 19, 2015

Residential Tenancy Branch

