



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNR, MNSD, FF

Introduction

On May 5, 2015, a hearing was convened in response to applications by the landlords and the tenants. The tenants' application and the landlords' additional file, which was filed April 22, 2015, were dismissed with leave to reapply. The landlords' application filed on April 7, 2015, was adjourned. The interim decision issued on May 11, 2015, should be read in conjunction with this decision.

This hearing dealt with an Application for Dispute Resolution by the landlords for a monetary order for unpaid rent, to keep all or part of the security deposit and to recover the filing fee from the tenants.

Issues to be Decided

Are the landlords entitled to a monetary order for unpaid rent?
Are the landlords entitled to keep all or part of the security deposit?
Are the landlords entitled to recover the filing fee from tenants/

Settlement agreement

Both parties appeared. During the hearing the parties agreed to settle these matters, on the following conditions:

- 1) The parties agreed that the balance of rent owed after the tenants receive compensation for receiving the 2 Month Notice to End Tenancy for Landlord's Use of Property, and the rent for April 2015, is prorated from April 1 – 16, 2015, and the tenants partial payment of rent is applied, the balance due by the tenants to the landlords is the amount of **\$907.50**;
- 2) The parties agreed that the landlords are entitled to retain the above amount from the security deposit (\$937.50) leaving the balance of the security deposit in the amount of **\$30.00**;
- 3) The parties agreed to equally share the cost of the landlords' filing fee in the amount of **\$25.00**, this amount will be deducted from the security deposit; and

- 4) The parties agreed that the remainder of the security deposit in the amount of **\$5.00** is due to the tenants. The tenants waived their rights to a monetary order.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*.

Conclusion

The parties entered into a settlement agreement for the above stated issues.

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: June 25, 2015

Residential Tenancy Branch

