



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding TRI SUR HOLDINGS LTD,
CVI INVESTMENTS LTD
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MND, MNSD, FF, O

Introduction

This hearing was convened in relation to the landlords' application pursuant to the *Residential Tenancy Act* (the Act) for:

- a monetary order for damage to the rental unit pursuant to section 67;
- authorization to retain all or a portion of the tenants' security deposit in partial satisfaction of the monetary order requested pursuant to section 38;
- authorization to recover their filing fee for this application from the tenants pursuant to section 72; and
- and an "other" remedy.

The landlords were represented by their agents. The tenants were represented by the tenant SB (the tenant). The agents confirmed that they had authority to act on behalf of the corporate landlords. The tenant confirmed she had authority to act for her co-tenant for the purpose of this settlement.

In the course of the hearing the parties were able to reach an agreement to solve all matters among them.

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 dispute.

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

1. The landlords agreed to withdraw their application.
2. The tenants agreed the landlord could retain the security deposit in the amount of \$375.00.
3. The parties agreed that no further disputes would be brought to the Residential Tenancy Branch in respect of this tenancy.

The agent DK bound the landlords to this agreement. Each side stated they understood the terms of this agreement. Each party stated that they understood that these particulars comprise the full and final settlement of all aspects of their disputes for both parties. Each party agreed to the above agreement.

Conclusion

The landlords' application is withdrawn.

The landlords are entitled to retain the tenants' security deposit.

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: August 25, 2015

Residential Tenancy Branch

