



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

MNDC, MNR, MNSD, MND, FF

Introduction

This hearing was convened in response to the Landlords' Application for Dispute Resolution, in which the Landlords applied for a monetary Order for money owed or compensation for damage or loss; for a monetary Order for unpaid rent or utilities; for a monetary Order for damage; to keep all or part of the security deposit; and to recover the fee for filing this Application for Dispute Resolution.

The male Landlord stated that on March 13, 2015 the Application for Dispute Resolution, the Notice of Hearing, and evidence the Landlords submitted with the Application for Dispute Resolution were served to the Tenants, via registered mail. The Tenants acknowledged receipt of these documents and they were accepted as evidence for these proceedings.

On August 18, 2015 the Tenants submitted evidence to the Residential Tenancy Branch. The male Tenant stated that these documents were served to the Landlords by registered mail on August 24, 2015. The Landlords acknowledged receipt of these documents and they were accepted as evidence for these proceedings.

Issue(s) to be Decided

Is the Landlord entitled to compensation for unpaid utilities and damage to the rental unit?

Is the Landlord entitled to retain all or part of the security deposit?

Background and Evidence

At the outset of the hearing the Landlords and the Tenants mutually agreed to resolve all issues in dispute at these proceedings under the following terms:

- the Tenants authorize the Landlords to retain the security deposit the Tenants paid in regard to this tenancy;

- the Tenants agree not to pursue any other claims in regards to this tenancy, including claims made in an Application for Dispute Resolution filed by the Tenants that is scheduled to be heard at a later date; and
- the Landlords agree not to pursue any other claims in regards to this tenancy.

Analysis

This Application for Dispute Resolution has been settled in accordance with the aforementioned terms. The Landlords have the right to retain the Tenants' security deposit on the basis of this settlement agreement.

Conclusion

This Application for Dispute Resolution has been settled by the parties.

As the Tenants have agreed not to pursue any other claims in regards to this tenancy, including claims made in an Application for Dispute Resolution filed by the Tenants that is scheduled to be heard at a later date, the Tenants are advised that they must contact the Residential Tenancy Branch to withdraw/cancel the Application for Dispute Resolution they have filed.

This settlement agreement is recorded on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: September 01, 2015

Residential Tenancy Branch

