



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC MNSD FF

Introduction

This hearing was convened as a result of the tenants' application for dispute resolution under the *Residential Tenancy Act* (the "*Act*"). The tenants applied for a monetary order for the return of double their security deposit, for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement, and to recover the cost of the filing fee.

Tenant R.W. (the "tenant") and an agent for the landlord (the "agent") attended the teleconference hearing. The parties gave affirmed testimony, were provided the opportunity to present their evidence orally and in documentary form prior to the hearing, and make submissions to me.

The agent confirmed receiving the documentary evidence package from the tenants and that they had the opportunity to review the tenants' documentary evidence prior to the hearing. The agent confirmed that the landlord did not submit documentary evidence in response to the tenants' application. I find the landlord was served in accordance with the *Act*.

Settlement Agreement

During the hearing, the parties agreed to settle all matters related to this tenancy, on the following conditions:

1. The parties agree that the landlord will pay the tenants \$550 on or before **October 29, 2015 by 5:00 p.m.** via Interac e-Transfer. The landlord's e-mail address was confirmed by the parties during the hearing. The amount of \$550 is comprised of \$500 remaining of the tenants' security deposit and the \$50 filing fee.

2. The tenants are granted a monetary order pursuant to section 67 of the *Act* in the amount of **\$550**, which will be of no force or effect if the amount owing has been paid in accordance with #1 above and the tenants successfully receive and deposit the e-Transfer payment from the landlord.
3. The tenants agree to withdraw their application in full as part of this mutually settled agreement.
4. The parties agree that this settlement agreement represents a full and final settlement of all matters related to this tenancy.

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

Conclusion

I order the parties to comply with the terms of their mutually settled agreement above.

The tenants are granted a monetary order pursuant to section 67 of the *Act* in the amount of \$550, which will be of no force or effect if the amount owing has been paid in accordance with #1 above, and the tenants successfully receive and deposit the e-Transfer payment from the landlord. Should the tenants require enforcement of the monetary order, the monetary order must be served on the landlord and may be filed in the Provincial Court (Small Claims) and enforced as an order of that court.

This decision is final and binding on the parties, unless otherwise provided under the *Act*, and 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: October 15, 2015

Residential Tenancy Branch

