



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNSD, MNDC, FF

### Introduction

This proceeding dealt with cross applications. The tenants applied for return of double the security deposit and compensation for damage or loss under the Act, regulations or tenancy agreement, as amended. The landlords applied for compensation for damage or loss under the Act, regulations or tenancy agreement and authorization to retain the security deposit. The hearing was held over two hearing dates and an interim decision issued on October 9, 2015 should be read in conjunction with this decision.

At the reconvened hearing both parties appeared or were represented. The parties confirmed receipt of the documentation that I had ordered the parties to serve upon each other.

After much testimony and discussion, the parties reached a settlement agreement that I have recorded by way of this decision.

### Issue(s) to be Decided

What is the settlement agreement?

### Background and Evidence

In full and final satisfaction of any and all claims related to this tenancy the parties mutually agreed to the following:

1. The landlords shall retain the tenants' security deposit.

Analysis

Pursuant to section 63 of the Act, I have the authority to assist parties in reaching a settlement agreement during the hearing and to record a settlement agreement in the form of a decision or order.

I have accepted and recorded the settlement agreement reached by the parties during this hearing and make the terms an Order to be binding upon both parties.

In recognition of the settlement agreement, I authorize the landlords to retain the tenant's security deposit.

For added certainty, both parties are now precluded from making any other claim against the other party with respect to this tenancy.

Conclusion

The parties reached a settlement agreement in full and final satisfaction of their claims against each other that I have recorded by way of this decision.

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: December 16, 2015

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Residential Tenancy Branch

