



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      MNDC 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 money owed or compensation for damage or loss under the Act, regulation or tenancy agreement, and the recovery of the cost of the filing fee.

The applicant tenants and the landlord 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.

### Settlement Agreement

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

1. The parties agree that the tenants are entitled to **\$1,090.00** which will be paid by the landlord by **April 15, 2016 by 5:00 p.m.**
2. The amount described in #1 above includes 2 months of rent at \$1,248.00 per month, less \$208.00 due to the tenants overholding the rental unit between November 1<sup>st</sup> to 5<sup>th</sup> 2015, recovery of the \$50.00 filing fee, less \$1,248.00 owing for unpaid September 2015 rent.
3. The tenants are granted a monetary order in the amount of **\$1,090.00** which will have no force or effect if the landlord pays the tenants in accordance with #1 above and the tenants successfully deposit the money from the landlord.
4. The tenants withdraw their application in full as part of this mutually settled agreement.
5. The landlord does not agree to waive any rights to claim for damages within the timelines provided for under the Act.

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 described above.

The tenants have been granted a monetary order in the amount of \$1,090.00 which will be of no force or effect if the amount owing has been paid as described above. If the landlord does not pay the amount as described above, this order must be served on the landlord by the tenants 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: March 4, 2016

---

Residential Tenancy Branch

