



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding WENDEB PROPERTIES INC.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNR MNSD OPR FF

Introduction

This hearing was convened as a result of the Landlord's Application for Dispute Resolution dated March 23, 2016 (the "Application"). The Landlord seeks the following relief pursuant to the *Residential Tenancy Act* (the "Act"): a monetary order for unpaid rent or utilities; a monetary order permitting the Landlord to keep all or part of the security deposit; an order of possession; and an order for recovery of the filing fee.

The Landlord was represented at the hearing by L.M. The Tenants were represented at the hearing by K.T. Both parties in attendance provided their solemn affirmations at the outset of the hearing.

During the hearing, the parties gave affirmed testimony. The parties were also provided the opportunity to present evidence orally and in documentary form prior to the hearing, and to make submissions to me.

Settlement Agreement

The opportunity for settlement was raised with the parties during the hearing. It was explained that section 63 of the Act empowers me to help the parties to settle their dispute by reaching a mutual agreement.

The parties mutually agreed to settle the Landlord's claim as follows:

1. The Landlord agrees to withdraw the claim against the Tenants; and
2. The Tenants agree to pay the Landlord \$1,285.00 by 5:00 p.m. on April 28, 2016.

I note the Tenant's payment of \$1,285.00 to the Landlord is comprised of outstanding rent to April 30, 2016, in the amount of \$1,185.00, and the filing fee paid by the Landlord in the amount of \$100.00.

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

Conclusion

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

The Landlord is granted a monetary order in the amount of \$1,285.00, which will be of no force or effect if the amount owing is paid as described above. If the Tenants do not pay the amount as described above, this Order must be served on the Tenants by 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: April 28, 2016

Residential Tenancy Branch