



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNDC, RR

### Introduction:

The tenants have applied for a monetary order and rent reduction for compensation arising from a rodent infestation and as a result of alleged poisoning from a defective furnace.

### Facts:

A hearing was conducted in the presence of both parties. A tenancy began on December 1, 2015 with rent in the amount of \$ 1,500.00 due in advance on the first day of each month. The tenants paid a security deposit amounting to \$ 700.00 on or about January 20, 2016. The tenants vacated the unit on March 3, 2016 and the landlords claim that the rent for March is unpaid.

### Settlement:

The parties settled this matter and I have recorded the agreement pursuant to section 63(2) as follows:

- a. The parties have agreed that the tenancy was ended on March 3, 2016, and
- b. The landlords agree that the tenants will not be responsible to pay any rent for the month of March 2016 as full consideration for the tenants abandoning all claims in this application and as consideration for this settlement.

Conclusion:

As a result of the settlement I have dismissed all of the tenants' claims herein. The parties are cautioned to deal with the security deposit in accordance with section 38 of the Act.

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: April 11, 2016

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Residential Tenancy Branch