



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes DRI CNL MNDC MNSD OLC LRE O

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 to cancel a 2 Month Notice to End Tenancy for Landlord's Use of Property, to dispute a rent increase, to suspend or set conditions on the landlord's right to enter the rental unit, for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement, for the return of their security deposit or pet damage deposit, for an order directing the landlord to comply with the *Act*, regulation or tenancy agreement, and to recover the cost of the filing fee.

The female tenant and the female 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.

Neither party raised any concerns regarding the service of documentary evidence.

Settlement Agreement

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

1. The parties agree that the landlords may deduct \$100.00 from the last hearing for recovery of the filing fee, plus \$488.62 for the tenants over-holding the rental unit between June 15, 2016 and June 25, 2016 inclusive, resulting a security deposit and pet damage deposit balance owing to the tenants in the amount of **\$711.38**.
2. The landlords agree to pay the tenants **\$711.38** by Interac Email Money Transfer by July 5, 2016. The tenants email address was confirmed by the parties during the hearing.

3. The tenants are granted a monetary order in the amount of \$711.38 which will have no force or effect if the landlords pay the tenants in accordance with #2 above.
4. The tenants agree to withdraw their application in full as part of this mutually settled agreement.

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 settled agreement.

I grant the tenants a monetary order in the amount of \$711.38 which will be of no force or effect if the amount owing has been paid as described above. If the landlords do not pay the amount as described above, this order must be served on the landlords 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: June 30, 2016

Residential Tenancy Branch