



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes LANDLORD: OPR, MNR, MNSD, FF
TENANT: CNR, ERP, RP, OLC, PSF, FF

Introduction

This hearing dealt with cross applications for Dispute Resolution filed by both the Landlords and the Tenants.

The Landlords filed seeking an Order of Possession, a monetary order for unpaid rent, to retain the Tenants' security deposit and to recover the filing fee for this proceeding.

The Tenants filed to obtain an order to cancel the Notice to End Tenancy, for emergency repairs and general repairs, for the Landlords to comply with the Act, regulations and tenancy agreement, to provide services and facilities agreed to and to recover the filing fee.

Service of the hearing documents by the Landlords to the Tenants were done by registered mail on May 17, 2016 in accordance with section 89 of the Act.

Service of the hearing documents by the Tenants to the Landlords were done by registered mail on May 13, 2016 in accordance with section 89 of the Act.

Both parties confirmed the receipt of the other parties' hearing package.

At the start of the Hearing the male Tenant said they had move out of the rental unit as of June 1, 2016 so the tenancy has ended. The Landlord said they have possession of the unit but are requesting compensation for unpaid rent for May, 2016.

During the course of the hearing, the parties reached an agreement to settle these matters, on the following conditions:

1. The Tenants agreed the Landlords would retain their security deposit of \$700.00 as full settlement of the Landlords' application and the Tenants would withdraw their application as the tenancy has ended.
2. The Landlords accepted the Tenants' security deposit of \$700.00 as full settlement of their application.
3. Both the Landlords and the Tenants agreed that this settlement agreement would stand as full settlement of any and all disputes arising from this tenancy. Further both parties agreed neither party would make another application for dispute resolution to the Residential Tenancy Branch regarding this tenancy.

Under section 63 (1) the director can assist parties or offer parties an opportunity to settle their dispute. Pursuant to section 63 of the Act the Landlords and the Tenants agreed to the above arrangement.

As no further action is required on this file, the file is closed.

Conclusion

1. The parties agreed the Landlords will retain the Tenants' security deposit as full settlement of the Landlords' application.
2. The Tenants withdraw their application.
3. Both parties agree this settlement agreement concludes this tenancy and no more applications for dispute resolution regarding this tenancy will be made.

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: June 08, 2016

Residential Tenancy Branch