



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

Landlords' application: MND, MNSD, MNDC, FF

Tenants' application: MNDC, MNSD, FF

Introduction

This was a hearing with respect to applications by the tenants and by the landlords. The hearing was conducted by conference call. The landlords and the tenants called in and participated in the hearing. I heard oral testimony from the parties and reviewed evidence including documents and photographs supplied by the parties.

Issue(s) to be Decided

Are the landlords entitled to a monetary award and if so, in what amount?

Are the landlords entitled to retain all or part of the tenants' security deposit and pet deposit?

Are the tenants entitled to a monetary award including the return of their deposits?

Background and Evidence

The rental property is a house on rural property in Surrey. After I heard testimony from each of the parties about their respective claims, they were given the opportunity to engage in a settlement discussion to determine if the matters in dispute could be resolved between them.

As a result of their discussions the landlords and the tenants did arrive at a settlement of all matters in dispute in each of the applications before me.

The landlords and the tenants agreed as follows:

The tenants agreed that they will duly and fully complete the application for Farm Status that has been provided by the landlord and they will forward it to the office of the B.C. Land Assessment Authority in Abbotsford.

The landlords agreed that when they have confirmation that the Farm Status Application has been completed and forwarded, they will refund the tenants' security deposit and pet deposit in the amount of \$2,100.00.

At the hearing the parties requested that I set out the terms of the settlement agreement in the form of a binding decision and order pursuant to section 63 of the *Act*.

Terms of Settlement and Decision

The landlords and the tenants agreed that the settlement incorporated into this decision and order shall be a final and binding resolution of all disputes arising out of the tenancy, including all claim for compensation by either party.

Pursuant to the agreement of the parties, I direct the tenants to duly and fully complete the application for Farm Status that has been provided by the landlord and forthwith forward it to the office of the B.C. Land Assessment Authority in Abbotsford.

I grant the tenants a monetary order in the amount of \$2,100.00, being the amount of the security deposit and pet deposit currently held by the landlords. The said sum shall be payable after the landlord receives confirmation that the completed Farm Status Application has been submitted to the Land assessment Authority. This order may be registered in the Small Claims Court and enforced as an order of that court

Conclusion

The landlords and the tenants agreed to settle and resolve all outstanding matters relating to the tenancy as set out in the terms of settlement and decision. The tenants have been granted a monetary order.

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 27, 2016

Residential Tenancy Branch