



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

<u>Dispute Codes</u>	Landlord:	MND MNR MNDC FF
	Tenant:	MNDC MNSD OLC FF

Introduction

This hearing dealt with cross Applications for Dispute Resolution filed by the parties under the *Residential Tenancy Act* (the “*Act*”).

The Landlord's Application was received at the Residential Tenancy Branch on May 25, 2016 (the “Landlord's Application”). The Landlord applied for the following relief pursuant to the *Act*:

- a monetary order for damage to the unit, site or property;
- a monetary order for unpaid rent or utilities;
- an order for money owed or compensation for damage or loss under the *Act*, Regulations or a tenancy agreement; and
- an order granting recovery of the filing fee.

The Tenants' Application is dated September 14, 2016 (the “Tenants' Application”). The Tenants applied for the following relief pursuant to the *Act*:

- an order for money owed or compensation for damage or loss under the *Act*, Regulations or a tenancy agreement;
- an order that the Landlord return all or party of the security deposit and pet damage deposit;
- an order that the Landlord comply with the *Act*, Regulations or a tenancy agreement;
- an order granting recovery of the filing fee.

The Landlord attended the hearing on her own behalf. The Tenants T.S. and J.S. also attended the hearing on their own behalves. All parties provided a solemn affirmation.

Settlement Agreement

The opportunity for settlement was discussed with the parties during the hearing. The parties were advised there is no obligation to resolve the dispute through settlement, but that I could assist the parties to reach an agreement, which would be documented in my Decision and attached orders.

During the hearing, the parties mutually agreed to settle this matter as follows:

1. The Tenants agree to pay \$1,141.48 to the Landlord by December 1, 2016 (the "Settlement Payment").
2. The parties agree this settlement resolves this and any future claims arising out of the tenancy.
3. The Tenants agree to withdraw the Tenants' Application in full as part of this settlement agreement.
4. The Landlord withdraws the Landlord's Application in full as part of this settlement agreement.

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

Conclusion

In support of the settlement described above, and with the agreement of the parties, the Landlord is granted a monetary order in the amount of \$1,141.48, which will be of no force or effect if the Tenants make the Settlement Payment. Should the Tenants fail to make the Settlement Payment as agreed, the Landlord will be at liberty to file and enforce the monetary order in the Provincial Court of British Columbia (Small Claims).

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: November 16, 2016

Residential Tenancy Branch