



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNDC, MNSD, FF, OLC

This hearing dealt with the tenant's application pursuant to the *Residential Tenancy Act* (the "Act") for:

- a monetary order for compensation for damage or loss under the Act, regulation or tenancy agreement pursuant to section 67;
- authorization to obtain a return of all or a portion of her security deposit pursuant to section 38;
- an order requiring the landlord to comply with the Act, regulation or tenancy agreement pursuant to section 62;
- authorization to recover their filing fee for this application from the landlord pursuant to section 72.

Both parties attended the hearing via conference call and provided affirmed testimony. The tenants stated that the landlord was served with the notice of hearing package. Neither party submitted any documentary evidence.

At the outset, both parties discussed the possibility of mutually resolving this dispute. The landlord referenced a Residential Tenancy Branch File for an application for a monetary claim in which the landlord has scheduled for May 5, 2017 with the tenant. Discussions were made in which both parties agreed to have both files heard today in the hope of reaching a mutual resolution.

Section 63 of the *Residential Tenancy Act* provides that the parties may attempt to settle their dispute during a hearing. Pursuant to this provision, discussions between the parties during the hearing led to a resolution. Specifically, it was agreed as follows;

1. The tenants agreed to cancel this application for dispute scheduled for November 30, 2016.

2. The landlords agreed to cancel their application for dispute scheduled for May 11, 2017.
3. Both parties agree that the landlords will pay to the tenants \$900.00 by January 15, 2017.

Pursuant to this agreement the tenant will be given a monetary order to reflect condition #3 of this agreement. Should it be necessary, this order may be filed in the Small Claims Division of the Provincial Court and enforced as an order of that Court.

The above particulars comprise full and final settlement of all aspects of the disputes arising from these applications for both parties.

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 30, 2016

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Residential Tenancy Branch