



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding 0790573 B.C. LTD.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNDC, OLC, FF

Introduction

This hearing was convened by way of conference call in response to an Application for Dispute Resolution (the “Application”) made by the Tenant for: money owed or compensation for loss under *the Residential Tenancy Act* (the “Act”); for the Landlord to comply with the Act, regulation and/or the tenancy agreement; and, to recover the filing fee from the Landlords.

Two of the named Landlords and the Tenant appeared for the hearing and provided affirmed testimony. While the parties provided evidence in relation to the service of the Tenant’s Application, the parties agreed to move forward with the hearing after confirming that the named Landlords were party to this tenancy and had all been put on notice of the Tenant’s claim against them. The Landlords did not provide any documentary evidence but confirmed receipt of the Tenant’s documentary evidence prior to the hearing. The hearing process was explained to the parties and they had no questions about the proceedings. Both parties were given a full opportunity to present their evidence, make submissions to me, and cross examine the other party on the evidence provided.

Section 63 of the Act allows an Arbitrator to assist the parties to settle their dispute. If the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order. After the parties had finished presenting their evidence, I offered the parties any opportunity to settle the dispute by mutual resolution. The parties turned their minds to compromise and decided that a settlement agreement was the best form of resolution in this matter.

Settlement Agreement

The parties agreed that the Landlords will settle the Tenant’s Application **in full** by agreeing to give the Tenant **\$4,600.00** in monetary compensation inclusive of the Tenant’s filing fee. The Tenant is issued with a Monetary Order for this amount which is

enforceable in the Small Claims Division of the Provincial Court **if** the Landlord fails to make payment in accordance with this agreement.

The Landlord is cautioned to retain documentary evidence of payment made to meet the terms of this agreement. The Landlord is to make payment to the Tenant's address as detailed on the Tenant's Application.

This agreement and order is fully binding on the parties and is in full satisfaction of the Tenant's Application. The parties confirmed their voluntary agreement and understanding of resolution in this manner both during and at the conclusion of the hearing. This file is now closed. This Decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the Act.

Dated: January 04, 2017

Residential Tenancy Branch