



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

AGREEMENT REACHED BETWEEN BOTH PARTIES

Dispute Codes

MND, MNSD, FF

Introduction

This matter dealt with an application by the landlords for a Monetary Order for damage to the unit, site or property; for an Order permitting the landlords to keep all or part of the security deposit and to recover the filing fee from the tenants for the cost of this proceeding.

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

- The tenant agreed the landlord may retain \$600.00 from the security deposit of \$1,200.00;
- The landlords agreed to return \$600.00 to the tenants for the balance of the security deposit by cheque on or before March 31, 2017. The landlords also agreed to return the tenants' rent cheque for August, 2016 as soon as it can be located.
- The parties agreed that no further monetary claims will be made against the other party concerning these issues.

These particulars comprise the **full and final settlement** of all aspects of this dispute for both parties. The parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that the parties understood the nature of this full

and final settlement of this matter. Both parties understood and agreed that the above terms settle all aspects of the dispute and are **final and binding on both parties**.

Conclusion

This settlement agreement was reached in accordance with section 63 of the *Act*. The parties are bound by the terms of this agreement. Should either party violate the terms of this settled agreement, it is open to the other party to take steps under the *Act* to seek remedy.

As this matter was settled, I have not awarded the landlords the recovery of the filing fee.

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: March 28, 2017

Residential Tenancy Branch