



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD FF

Introduction

This hearing was convened as a result of the Tenants' Application for Dispute Resolution, received at the Residential Tenancy Branch on September 21, 2016 (the "Application"). The Tenants applied for the following relief pursuant to the *Residential Tenancy Act* (the "Act"):

- an order compelling the Landlord to return all or part of the security deposit or pet damage deposit; and
- an order granting recovery of the filing fee.

The Tenants were represented at the hearing by D.J.M. The Landlord attended the hearing on his own behalf. Both parties in attendance provided a solemn affirmation.

Preliminary and Procedural Matters

During the hearing, the Landlord provided his last name, which was not included on the Tenants' Application. With the agreement of the parties, and pursuant to section 64 of the *Act*, I amend the Tenants' Application to include the Landlord's full name.

Settlement

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.

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

1. The Landlord agrees to pay the Tenants \$950.00 on or before April 14, 2017;
and
2. The Tenants agree to withdraw their Application in full as part of this mutually agreed settlement.

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

Conclusion

I order the parties to comply with the terms of the settlement agreement described above.

In support of this settlement, and with the agreement of the parties, the Tenants are granted a monetary order in the amount of \$950.00. This order will be of no force or effect once the Landlord pays the Tenants in accordance with the terms of settlement described above. If necessary, this order may be filed in and enforced as an order of 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: March 28, 2017

Residential Tenancy Branch