



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

AGREEMENT REACHED BETWEEN BOTH PARTIES

Dispute Codes

MNR, MNDC, FF

Introduction

This matter dealt with an application by the landlord for a Monetary Order for unpaid rent or utilities; a Monetary Order for money owed or compensation for damage or loss under the *Residential Tenancy Act (Act)*, regulations or tenancy agreement; 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, mediated discussion between the parties during the hearing led to a resolution. Specifically, it was agreed as follows;

- The tenants agreed they owe rent to the landlord of \$2,133.73;
- The tenants agreed to pay at least \$50.00 or more by direct deposit into the landlord's bank account starting on June 15, 2017 and then on the last day and the 15th day of each month thereafter until the outstanding rent is paid;
- The landlord agreed the tenants could reduce the debit by making payments on the 15th and the last day of each month of at least \$50.00 or more until the debit is paid;

- The tenants agreed to pay to the landlord an additional amount of \$150.00 for the broken TV;
- The parties agree this amount of \$150.00 can be worked off by the male tenant for any labour for work done for the landlord at \$20.00 per hour. If no labour is required by the landlord then the tenants must pay the landlord \$150.00 as part of the total sum owed;
- The landlord agreed to return any tools belonging to the male tenant that are stored on the property on a mutually agreed time and date;
- The landlord agreed not to contact the female tenant at her place of work by any means;
- The tenants agreed to pay to the landlord the sum of \$100.00 for the filing fee and this amount has been added to the total amount owed to be paid off every two weeks until the debit is satisfied.
- The parties agreed to keep clear accounts of all monies paid and received in the event of any breach of this agreement.

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** and that any Order is enforceable.

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.

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: June 08, 2017

Residential Tenancy Branch