



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

For the tenants: MNDC MNSD OLC FF
For the landlord: MNR MNSD FF

Introduction

This hearing was convened as a result of the cross-applications of the parties for dispute resolution under the *Residential Tenancy Act* (the “Act”). The tenants applied for a monetary order for the return of their security deposit, for money owed or compensation for damage or loss under the Act, regulation or tenancy agreement, for an order directing the landlord to comply with the Act, regulation or tenancy agreement, and to recover the cost of the filing fee. The landlord applied for a monetary order for unpaid rent or utilities, to retain all or part of the tenants’ security deposit, and to recover the cost of the filing fee.

The landlord and the female tenant (the “tenant”) attended the teleconference hearing. The hearing process was explained to the parties and an opportunity was given to ask questions about the hearing process. Thereafter the parties gave affirmed testimony, were provided the opportunity to present their relevant evidence orally and in documentary form prior to the hearing, and make submissions to me.

Settlement Agreement

During the hearing, the parties agreed to settle all matters related to this tenancy, on the following conditions:

1. The parties agree that the landlord will return the tenants’ security deposit of **\$600.00** by e-transfer no later than **5:00 p.m. on August 23, 2017**.

2. The parties agree to withdraw their respective applications in full and waive their respective filing fees as part of this mutually settled agreement.
3. The parties agree that this mutually settled agreement represents a full and final settlement of all matters related to this tenancy.
4. The tenants are granted a monetary order pursuant to section 67 of the *Act* in the amount of **\$600.00**, which will be of no force or effect if the amount has been paid in accordance with #1 above and the tenants successfully receive the total amount from the landlord.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*. The parties agreed that this mutually settled agreement was made on a voluntary basis and that the parties understood the nature of this full, final and binding settlement of all matters related to this tenancy.

Conclusion

I order the parties to comply with the conditions of their mutually settled agreement described above.

The tenants have been granted a monetary order in the amount of \$600.00 which will be of no force or effect if that amount has been paid in accordance with #1 above and the tenants successfully receive the full amount owing. Should the tenants require enforcement of the monetary order, the order must be served on the landlord and may be filed in the Provincial Court (Small Claims) and enforced as an order of that court.

This decision is final and binding on the parties, unless otherwise provided under the *Act*, and 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: August 23, 2017

Residential Tenancy Branch