



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      MNDC MNSD FF O

### Introduction

This hearing was convened as a result of the tenants' application for dispute resolution under the *Residential Tenancy Act* (the "*Act*"). The tenants applied for a monetary order for the return of his security deposit, for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement, for the recovery of the cost of the filing fee and for other unspecified relief.

Tenant M.H.B A (the "tenant") and the landlord attended the teleconference hearing. The parties gave affirmed testimony and had the hearing process explained to them. Both parties confirmed having received documentary evidence from the other party and that they reviewed that evidence prior to the hearing.

### 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 pay the tenant **\$1,700.00 on or before Wednesday, October 4, 2017** as full return of the tenants' security deposit of \$1,600.00 plus the \$100.00 filing fee via e-transfer. The tenants' email address was confirmed during the hearing.
2. The tenants are granted a monetary order pursuant to section 67 of the *Act*, in the amount of **\$1,700.00 which will be of no force or effect**, if the landlord pays the tenants in accordance with #1 above.

3. The tenants agree to withdraw their application in full as part of this mutually settled agreement.
4. The parties agree that this settlement agreement represents a full and final settlement of all matters related to this tenancy.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*. 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 these matters.

### Conclusion

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

The tenants are granted a monetary order pursuant to section 67 of the *Act*, in the amount of \$1,700.00 which will be of no force or effect, if the landlord pays the tenants in accordance with #1 above. Should the tenants require enforcement of the monetary order, the monetary 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: September 19, 2017

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Residential Tenancy Branch