



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD, FFT
 MNDCL-S, MNRL-S, FFL

Introduction

This hearing dealt with an Application for Dispute Resolution (the “Application”) filed by the Tenants under the *Residential Tenancy Act* (the “Act”), seeking the return of their security deposit and pet damage deposit and the recovery of the filing fee.

This hearing also dealt with a cross-application filed by the Landlord under the *Residential Tenancy Act* (the “Act”), seeking a Monetary Order for rent, retention of the security deposit and pet damage deposit paid by the Tenants, and the recovery of the filing fee.

The hearing was convened by telephone conference call and was attended by the Landlord, agent for the Landlord (the “Agent”), and the Tenant C.B. All parties provided affirmed testimony and were given the opportunity to present their evidence orally and in written and documentary form, and to make submissions at the hearing.

At the request of the parties, copies of the decision will be e-mailed to them at the e-mail addresses provided in the hearing.

Settlement

The opportunity for settlement was discussed with the parties during the hearing. The parties were advised on several occasions during the hearing that there is no obligation to resolve the dispute through settlement, but that pursuant to section 63 of the *Act*, I could assist the parties to reach an agreement, which would be documented in my Decision and supporting order.

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

1. The parties agree that the Landlord can retain the \$425.00 security deposit and the \$250.00 pet damage deposit paid by the Tenants;
2. The parties mutually agree to withdraw their cross-Applications in full under the condition that these terms comprise the full and final settlement of the matters applied for by both parties.

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

Conclusion

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

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: February 23, 2018

Residential Tenancy Branch