



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNSD, MNDL-S, MNRL-S, FFL

### Introduction

This hearing dealt with an Application for Dispute Resolution (the “Application”) filed by the Landlords under the *Residential Tenancy Act* (the “Act”), seeking a Monetary Order and retention of the security deposit for unpaid rent, damage and cleaning costs and recovery of the filing fee.

This hearing also dealt with a cross-application filed by the Tenant under the *Residential Tenancy Act* (the “Act”), seeking the return of her security deposit.

The hearing was convened by telephone conference call and was attended by the Tenant and the Landlord, both of whom provided affirmed testimony. The parties were provided 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 and any orders issued in their favor will be e-mailed to them at the e-mail address confirmed 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 Tenant agreed that the Landlords may retain her \$1,500.00 security deposit.
2. The Tenant agreed to pay the Landlords \$1,400.00 for the balance owing for outstanding rent and for the cost of cleaning and repairing the rental unit.
3. The Parties both agreed to withdraw their Applications 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 their mutually settled agreement described above.

In support of the settlement described above, and with the agreement of the parties, I grant the Landlords a Monetary Order in the amount of \$1,400.00. The Landlords are provided with this Order in the above terms and the Tenant must be served with **this Order** as soon as possible. Should the Tenant fail to comply with this Order, this Order may be filed in the Small Claims Division of the Provincial Court and enforced as an Order of that Court.

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 20, 2018

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Residential Tenancy Branch