



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding QING QUING INVESTMENT HOLDINGS INC.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNSD, FFT

Introduction

On July 4, 2018, the Tenants submitted an Application for Dispute Resolution under the *Residential Tenancy Act* (the “Act”) requesting a Monetary Order for the return of their security deposit, and to recover the cost of the filing fee. The matter was set for a participatory hearing via conference call.

The Landlord and the Tenants’ Representative attended the hearing and provided affirmed testimony. They were provided the opportunity to present their relevant oral, written and documentary evidence and to make submissions at the hearing. The parties testified that they exchanged the documentary evidence that I have before me.

Preliminary Matters

Section 63 of the Act allows an Arbitrator to assist the parties to settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a Decision and include an Order. Accordingly, I attempted to assist the parties to resolve this dispute by helping them negotiate terms for a Settlement Agreement with the input from both parties.

Settlement Agreement

The Landlord and the Tenants’ Representative confirmed during the hearing that this agreement was made voluntarily and that it was made in full satisfaction of the Tenants’ Application requesting a Monetary Order for the return of their security deposit.

1. The Landlord agrees to e-transfer \$2,451.95 to the Tenants’ Representative within 15 days of receiving this Decision/Settlement Agreement.
2. This Application is now closed.

This agreement was summarized for the parties on two occasions and all parties in attendance at the hearing indicated that they agreed to resolve this dispute under these terms. The Landlord and the Tenants both acknowledged that they understood they were not required to enter into this agreement and that they understood the agreement was final and binding.

As this Application was concluded through a Settlement Agreement between both parties, I do not award compensation for the filing fee to the Tenants.

Conclusion

The above Settlement Agreement is made in full satisfaction of the Tenants' Application.

I grant the Tenants a Monetary Order for the amount of \$2,451.95, in accordance with Section 67 of the Act. In the event that the Landlord does not comply with this Order, it may be served on the Landlord, filed with the Province of British Columbia Small Claims 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: October 03, 2018

Residential Tenancy Branch