



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND FF

Introduction

This hearing dealt with the Landlord's Application for Dispute Resolution, made on June 14, 2018, and amended on October 23, 2018. The Landlord applied for the following relief, pursuant to the *Residential Tenancy Act*:

- a monetary order for damage to the unit, site, or property; and
- an order granting recovery of the filing fee.

The Landlord and the Tenants attended the hearing at the appointed date and time. All parties provided affirmed testimony.

Settlement

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

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

1. The parties agree the Landlord may retain \$2,000.00 from the security and pet damage deposits held by the Landlord.
2. The Landlord agrees to pay the balance of the security and pet damage deposits, or \$1,200.00, to the Tenants (the "Settlement Payment").
3. The parties agree the Settlement Payment will be sent to the Tenants current residential address, which was provided during the hearing and was repeated aloud to ensure accuracy.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*. As the settlement was achieved through negotiation, I decline to grant recovery of the filing fee to the Landlord.

Conclusion

The parties are order to comply with the terms of the settlement agreement outlined above.

In support of the settlement, and with the agreement of the parties, the Tenants are granted a monetary order in the amount of \$1,200.00, which will be of no force or effect once the Settlement Payment has been made. If necessary, the monetary order may be filed in and enforced as an order of the Provincial Court of BC (Small Claims).

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: November 16, 2018

Residential Tenancy Branch