



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes LANDLORD: OPC, MNDC, FF
TENANT: CNR, MNDC, MT, OLC, OT

Introduction

This matter dealt with applications by both the Tenants and the Landlord.

The Tenants applied to cancel a Notice to End Tenancy, for more time to make the application, for compensation for damage or loss under the Act, regulations or tenancy agreement, for the Landlord to comply with the Act, regulations and tenancy agreement and for other considerations.

The Landlord applied to end the tenancy and for an Order of Possession, for compensation for damage or loss under the Act, regulations or tenancy agreement and to recover the filing fee.

At the start of the hearing the Tenant said the tenancy ended on June 1, 2019, so they are withdrawing their request to dispute the Notice to End Tenancy. The Landlord agreed and withdrew his request for an Order of Possession.

During the course of the hearing, the parties reached an agreement to settle these matters, on the following conditions:

1. the parties agreed the Landlord would retain \$600.00 of the Tenants' security and pet deposits as full satisfaction of both the Tenants' application and the Landlord's application.
2. the Landlord agreed to return \$300.00 of the Tenants' security and pet deposits forthwith.
3. both parties agreed no further applications to the Residential Tenancy Branch will be made regarding this tenancy for now and in the future.

4. the Tenants will receive a monetary order for \$300.00 in support of this agreement.

Under section 63 (1) the director can assist parties or offer parties an opportunity to settle their dispute. Pursuant to section 63 of the Act the Landlord and the Tenants agreed to the above arrangement.

As no further action is required on this file, the file is closed.

Conclusion

It is agreed the Landlord is to retain \$600.00 and return \$300.00 of the Tenants' security and pet deposits.

The Tenants have received a monetary order for \$300.00 in support of this agreement.

No future applications to the Residential Tenancy Branch will be made by either parties with regard to this tenancy.

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 04, 2019

Residential Tenancy Branch