



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDCT, MNSD, FFT

Introduction

This hearing was convened as a result of the tenants' Application for Dispute Resolution ("application") seeking remedy under the *Residential Tenancy Act* ("Act"). The tenants applied for a monetary claim of \$900.00 for the return of double their security deposit, for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement, and to recover the cost of the filing fee.

The tenants and the landlords attended the teleconference hearing. The parties gave affirmed testimony, were provided the opportunity to present their evidence orally and in documentary form prior to the hearing, and make submissions to me. Only the evidence relevant to this decision is described below.

Neither party raised any concerns regarding the service of documentary evidence. As both parties confirmed that they were served with documentary evidence and had the opportunity to review that evidence prior to the hearing, I am satisfied that the parties were served in accordance with the *Act*.

Preliminary and Procedural Matter

The parties confirmed their email addresses at the outset of the hearing. The parties confirmed their understanding that the decision would be emailed to both parties and that the monetary order would only be emailed to the tenants for service on the landlords, if necessary.

Settlement Agreement

During the hearing, the parties agreed to settle all matters related to this tenancy on the following conditions:

1. The landlords agree to pay the tenants **\$900.00** on or before **July 11, 2019 by 5:00 p.m.** by e-transfer. The tenants' email address was confirmed by the parties during the hearing and for ease of reference has been included on the cover page of this decision.
2. The tenants are granted a monetary order pursuant to section 67 of the *Act* in the amount of \$900.00, which will be of no force or effect if the landlords comply with #1 above and the tenants successfully deposit the full amount of \$900.00 owing by the landlords to the tenants.
3. The tenants agree to withdraw their application in full as part of this mutually settled agreement.
4. The parties agree that this mutually settled agreement represents a full and final settlement of all matters related to this tenancy.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*. The parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that the parties understood the binding nature of this full and final settlement of these matters.

Conclusion

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

The tenants have been granted a monetary order in the amount of \$900.00. Should the tenants require enforcement of this order it must be served on the landlords and the monetary order may be filed in the Provincial Court (Small Claims) and enforced as an order of that court.

The parties confirmed their understanding that while they voluntarily formed this mutual agreement that the agreement is final and binding under the *Act*.

This decision will be emailed to both parties. The tenants will be sent the monetary order by email for service on the landlords, if necessary.

This decision is final and binding on the parties, unless otherwise provided under the Act, and 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: July 4, 2019

Residential Tenancy Branch