



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

### Dispute Codes

FFL MNDCL-S OPC

### Introduction

This hearing dealt with the landlords' application pursuant to the *Residential Tenancy Act* (the "**Act**") for:

- authorization to retain all or a portion of the tenant's security deposit in partial satisfaction of the monetary order requested pursuant to section 38;
- an Order of Possession pursuant to section 55;
- a monetary order for damage to the rental unit in the amount of \$475 pursuant to section 67; and
- authorization to recover the filing fee for this application from the tenant pursuant to section 72.

The tenant attended the hearing. The landlords' daughter attended the hearing on behalf of the landlords. Each given a full opportunity to be heard, to present affirmed testimony, to make submissions, and to call witnesses.

### Analysis

Pursuant to section 63 of the Act, the Arbitrator may 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 or an order. During the hearing the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute.

Both parties agreed to the following final and binding settlement of all issues currently under dispute:

1. The tenant will vacate the rental unit by 1:00 pm on October 15, 2019;
2. The landlords may retain the full security deposit (\$475); and
3. The tenant will pay the landlords \$100.

These particulars comprise the full and final settlement of all aspects of all disputes between the parties relating to the tenancy. The parties gave verbal affirmation at the hearing that they understood and agreed to the above terms as legal, final, and binding.

**Conclusion**

As the parties have reached a settlement, I make no factual findings about the merits of this application.

To give effect to the settlement reached between the tenant and the landlords and as discussed with them during the hearing, I issue the attached Monetary Order ordering the tenant to pay the landlords \$100. Should the tenant fail to comply with this order, this order may be filed and enforced as an order of the Small Claims Division of the Provincial Court of British Columbia.

To give effect to the settlement reached between the tenant and the landlords and as discussed with them during the hearing, I issue the attached Order of Possession ordering the tenant to vacate the rental unit by 1:00 pm on October 15, 2019. Should the tenant fail to comply with this order, this order may be filed and enforced as an order of the Supreme Court of British Columbia.

Dated: September 30, 2019

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Residential Tenancy Branch