



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      FFL, MNDCL-S

### Introduction

This hearing convened as a result of a Landlord's Application for Dispute Resolution, filed on June 25, 2019, in which the Landlord sought monetary compensation from the Tenants in the amount of \$5,313.83, authority to retain their security deposit and recovery of the filing fee.

The hearing was scheduled for 1:30 p.m. on October 4, 2019.

Both parties appeared at the hearing. The hearing process was explained and the participants were asked if they had any questions. Both parties were provided the opportunity to present their evidence orally and in written and documentary form and make submissions to me.

### Settlement and Conclusion

At the outset of the hearing the parties confirmed that they had resolved matters by mutual agreement. The parties confirmed that this agreement was made on a voluntary basis and that the parties understood the nature of this full and final settlement of this matter. As the parties resolved matters by agreement I make no findings of fact or law with respect to their relative claims.

The terms of their agreement is recorded in this my Decision and Order pursuant to section 63 of the *Residential Tenancy Act* and Rule 8.4 of the *Residential Tenancy Branch Rules of Procedure* as follows:

1. The Landlord shall retain the sum of \$1,868.00 from the Tenants' security and pet damage deposit.
2. The Tenants shall be entitled to receive the balance of their deposits in the amount of \$307.00, such payment to be made by the Landlord no later than October 11, 2019.
3. In furtherance of the above, I grant the Tenants a Monetary Order in the amount of \$307.00. The Monetary Order must be served on the Landlord and may be filed in the Provincial Court (Small Claims) and enforced as an order of that Court.
4. The parties agree that should the Landlord make the \$307.00 payment by October 11, 2019, the Tenants shall make no use of the Monetary Order.

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 04, 2019

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Residential Tenancy Branch