



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MND MNSD FF

This hearing dealt with the Landlords' Application for Dispute Resolution, made on June 19, 2019. The Landlords applied for the following relief pursuant to the *Residential Tenancy Act*:

- a monetary order for damage caused by the Tenants, their pets or guests to the unit, site or property
- an order that the Landlords be permitted to retain the security deposit and/or pet damage deposit in partial satisfaction of the claim; and
- an order granting recovery of the filing fee.

The Landlords attended the hearing on November 12, 2019 and were assisted by D.L., an agent. On the same date, the Tenants were represented at the hearing by their advocate, P.L.

## **Settlement**

During the hearing, the parties advised they have reached a resolution of the Landlords' claims. A copy of the settlement agreement, signed by the parties on October 4, 2019 (the "Settlement Agreement"), was submitted to the Residential Tenancy Branch. The Settlement Agreement "provides a full and final release of all claims between the parties, in relation to all issues arising from this said tenancy." Following a discussion, the parties were advised that I would document their further agreement in my Decision.

In the Settlement Agreement, the parties agreed that the Tenants will pay the Landlord the sum of \$1,700.00 in six (6) equal installments. The payments commenced on November 1, 2019 and continue on the first day of each month thereafter to and including April 1, 2020. The parties agreed the Tenants have paid the first installment.

During the hearing, the parties agreed the Tenants owe the Landlords a further \$1,416.67 and that the Landlords are entitled to a monetary order in this amount, to be enforced only if any subsequent payment is not made in accordance with the Settlement Agreement.

### Conclusion

In support of the Settlement Agreement, and with the agreement of the parties, I grant the Landlord a monetary order in the amount of \$1,416.67, which will be of no force or effect if the installment payments are made in accordance with the Settlement Agreement. If necessary, the order may be filed in and enforced as an order of the Provincial Court of British Columbia (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 12, 2019

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Residential Tenancy Branch