



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDL-S, MNRL-S, MNDCL-S, FFL

Introduction

This hearing dealt with an Application for Dispute Resolution (the “Application”) that was filed by the Landlords under the Residential Tenancy Act (the “Act”), seeking:

- Compensation for damage caused by the Tenants, their pets or guests to the unit, site of property;
- Recovery of unpaid rent;
- Compensation for monetary loss or other money owed;
- Recovery of the filing fee; and
- Authorization to withhold the Tenants’ security and/or pet damage deposit(s).

The hearing was convened by telephone conference call and was attended by the Landlord W. H. and both Tenants, all of whom provided affirmed testimony.

At the request of the parties, copies of the decision and any orders issued in their favor will be emailed to them.

Settlement

The opportunity for settlement was discussed with the parties during the hearing. The parties were advised on several occasions during the hearing that there is no obligation to resolve the dispute through settlement, but that pursuant to section 63 of the *Act*, I could assist the parties to reach an agreement, which would be documented in my Decision and supporting order.

During the hearing, the parties mutually agreed to settle this matter as follows:

1. The parties agree that the Landlord had permission to withhold the Tenants’ \$1,100.00 security deposit at the end of the tenancy for matters other than those claimed in this Application.
2. The Tenants agree that as of the date and time of the hearing, they owe the Landlords \$1,062.00 for damage to the rental unit, dump fees, unpaid rent and utilities and recovery of the fee for filing the Application.

3. The Tenants agree to make the following payments in relation to the amount owed under section 2 of this agreement:
 - a. \$200.00 on or before 11:59 P.M. on March 27, 2020;
 - b. \$431.00 on or before 11:59 P.M. on April 22, 2020; and
 - c. \$431.00 on or before 11:59 P.M. on May 20, 2020.

This settlement agreement was reached in accordance with section 63 of the *Act*.

Conclusion

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

In support of the settlement described above, and with the agreement of the parties, I grant the Landlord a Monetary Order in the amount of \$1,062.00. The Monetary Order is provided to the Landlords in the above terms and must be served on the Tenants as soon as possible. Should the Tenants fail to comply with this Order as stipulated in the settlement agreement, this Order may be filed in the Small Claims Division of the Provincial Court and enforced as an order of that Court.

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: March 30, 2020

Residential Tenancy Branch