



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes **MNDCL, MNDL, MNRL, FFL**

Introduction

This hearing dealt with an application by the landlord under the *Residential Tenancy Act* (the *Act*) for the following:

- A monetary order for unpaid rent and for compensation for damage or loss under the *Act*, *Residential Tenancy Regulation* ("*Regulation*") or tenancy agreement pursuant to section 67 of the *Act*;
- Authorization to recover the filing fee for this application pursuant to section 72.

This hearing is a continuation of a hearing adjourned on May 25, 2020. In the Interim Decision, the Arbitrator provided direction to the parties regarding the exchange of evidence.

Each party acknowledged receipt of the evidence according to the terms of the Interim Decision. The parties did not raise any issues regarding the service of evidence.

The parties were given a full opportunity to be heard, to present affirmed testimony, make submissions, and call witnesses. I explained the hearing process and provided the parties with an opportunity to ask questions.

The hearing last 81 minutes. Before the conclusion of this hearing, the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise, and achieved a resolution of their dispute.

Pursuant to section 63 of the *Act*, the Arbitrator may assist the parties to settle their dispute and if the parties do so during the dispute resolution proceedings, the settlement may be recorded in the form of a Decision or an Order.

Given the agreement reached between the parties during the proceedings, I find that the parties have settled their dispute and the following records this settlement as a Decision:

The parties agreed as follows:

1. The parties agreed that the tenants shall pay to the landlord \$1,000.00 in full and final satisfaction of the landlord's claims;
2. The tenants shall pay to the landlord \$250.00 on July 1, 2020 and \$250.00 on the first of each month thereafter until the amount of \$1,000.00 is paid in full;
3. The tenants are to be credited for any partial payment.

Both parties testified that they understood and agreed that the above terms are final, binding, and enforceable, and settle all aspects of this application.

Based on the above, I find that all matters between these parties raised in this application are resolved pursuant to the above agreed terms.

To give effect to the settlement reached between the parties and as advised to both parties during the hearing, I issue to the landlord a Monetary Order of \$1,000.00 to be served on the tenants ONLY if the tenants fail to abide by the terms set out in this settlement agreement.

Conclusion

Pursuant to the terms of the above settlement, I issue to the landlord a Monetary Order of \$1,000.00 dated December 31, 2019 to be served on the tenants ONLY if the tenants fail to abide by the terms set out in this settlement agreement.

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: June 26, 2020

Residential Tenancy Branch