



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Vancouver Luxury Realty Hasson Holding Inc
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNRL-S, FFL

Introduction

This hearing was convened as a result of the Landlords' Application for Dispute Resolution, made on June 9, 2020 (the "Application"). The Landlords applied for the following relief, pursuant to the *Residential Tenancy Act* (the "Act"):

- a monetary order for unpaid rent; and
- an order granting recovery of the filing fee.

The Landlords' Agents and the Tenant attended the hearing at the appointed date and time. The opportunity for settlement was discussed with the parties during the hearing. The parties were advised there is no obligation to resolve the dispute through settlement, but that I could assist the parties to reach an agreement. I indicated on several occasions that if either party did not wish to resolve this matter through a mutually agreed settlement, I was prepared to hear their evidence and make a decision.

Settlement Agreement

During the hearing, the parties agreed to settle this matter, on the following conditions:

1. The parties agreed that the Landlords are permitted to retain the Tenants' security deposit in the amount of \$1,375.00 which has been applied towards the balance of unpaid rent.
2. The parties agreed that the Landlords are awarded with a monetary order in the amount of \$4,525.00 for the remaining balance of rent owed to the Landlords.
3. The Landlords withdraw their Application in full as part of this mutually settled agreement.

During the settlement discussions, the parties discussed a payment plan. The parties are encouraged to keep a detailed record of the payments made towards the balance owed.

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.

The Landlords are granted a monetary order in the amount of \$4,525.00. The monetary 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: July 14, 2020

Residential Tenancy Branch