



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes 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 monetary loss or other money owed;
- Unpaid rent;
- Recovery of the filing fee; and
- Authorization to withhold the Tenant's security and pet damage deposits in partial repayment of money owed.

The hearing was convened by telephone conference call and was attended by the Landlords and the Tenant, all of whom provided affirmed testimony. The Tenant acknowledged receipt of the Application and the Notice of Hearing from the Landlords by registered mail and raised no concerns regarding service. As a result, the hearing proceeded as scheduled. The parties were provided the opportunity to present their evidence orally and in written and documentary form, and to make submissions at the hearing.

At the request of the parties, copies of the decision and any orders issued in their favor will be emailed to them at the email addresses provided in the Landlord's Application.

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 any supporting orders.

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

1. The parties agree the neither party owes the other any compensation in relation to the tenancy.
2. The Landlords agree to withdraw their Application in full as part of this mutually agreed settlement.
3. The Tenant agrees to withdraw their Application for a non-participatory hearing in relation to the return of double their security and pet damage deposit amounts, in full, as part of this mutually settled agreement. The file number for the Tenant's Application is documented on the cover page for this decision, as the Tenant's Application was not crossed with that of the LAndlords.
4. The parties agree that this settlement constitutes full and final settlement of all issues relating to this tenancy and that neither will file any further Applications for Dispute Resolution with the Residential Tenancy Branch in relation to this tenancy.

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.

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: August 24, 2020

Residential Tenancy Branch