



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDL-S, MNRL-S, OPL

Introduction

This hearing convened as a result of a Landlord's Application for dispute resolution, filed on August 19, 2020 wherein the Landlord sought monetary compensation from the Tenants, authority to retain their security deposit and an Order of Possession based on a 2 Month Notice to End Tenancy for Landlord's Use, issued on July 26, 2020 (the "Notice").

Both parties called into the hearing. The hearing process was explained, and the participants were asked if they had any questions. Both parties were provided the opportunity to present their evidence orally and in written and documentary form and make submissions to me.

At the outset of the hearing the Tenants confirmed they had vacated the rental unit in accordance with the Notice; as such, the Landlord's claim for an Order of Possession based on the Notice was no longer required.

Settlement and Conclusion

During the hearing the parties resolved the balance of the Landlord's claim by mutual agreement. The parties confirmed that this agreement was made on a voluntary basis and that the parties understood the nature of this full and final settlement of this matter. As the parties resolved matters by agreement, I make no findings of fact or law with respect to their relative claims.

The terms of their agreement is recorded in this my Decision and Order pursuant to section 63 of the *Residential Tenancy Act* and Rule 8.4 of the *Residential Tenancy Branch Rules of Procedure* as follows:

1. The parties agreed that the outstanding rent at the time of the hearing is \$2,900.00.
2. The Tenants agree that the Landlord may retain their \$700.00 security deposit towards the \$2,900.00 outstanding for rent.
3. In furtherance of the above, I grant the Landlord a Monetary Order in the amount of \$2,200.00. The Monetary Order must be served on the Tenants and may be filed in the Provincial Court (Small Claims) 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: October 05, 2020

Residential Tenancy Branch