



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNRL-S, MNDLD-S, FFL, MNSD, MNDCT, FFT

### Introduction

This hearing was convened in response to an application by the Landlord and an application by the Tenants pursuant to the *Residential Tenancy Act* (the “Act”).

The Landlord applied on July 8, 2020 for:

1. A Monetary Order for unpaid rent - Section 67;
2. A Monetary Order for compensation or loss - Section 67;
3. An Order to retain the security deposit - Section 38; and

The Tenants applied on July 29, 2011 for:

1. An Order for the return of the security deposit - Section 38;
2. A Monetary Order for compensation - Section 67; and
3. An Order to recover the filing fee for this application - Section 72.

The Parties were each given full opportunity to be heard, to present evidence and to make submissions. At the onset, both Parties indicated their desire to reach an agreement to resolve the dispute and during the hearing did reach a settlement agreement. The Parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that the Parties understood the nature of this full and final settlement.

### Settlement Agreement

**The Parties mutually agree as follows:**

- 1. The Landlord will pay the Tenants the sum of \$2,300.00 forthwith;**
- 2. The Parties will not in the future make any claims against each other in relation to the tenancy; and**
- 3. These terms comprise the full and final settlement of all aspects of this dispute for both Parties.**

Section 63(2) of the Act provides that if the parties settle their dispute during dispute resolution proceedings, the director may record the settlement in the form of a decision or order. Given the mutual agreement reached during the hearing, I find that the Parties have settled their dispute as recorded above. In order to give effect to this agreement I grant the Tenants a monetary order for **\$2,300.00**.

#### Conclusion

The Parties have settled the dispute.

I grant the Tenants an order under Section 67 of the Act for **\$2,300.00**. If necessary, this order may be filed in the Small Claims 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 Act.

Dated: November 06, 2020

---

Residential Tenancy Branch