



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPC, MNDL-S, FFL

Introduction

This hearing was convened as a result of the Landlord's Application for Dispute Resolution, made on September 18, 2020 (the "Application"). The Landlord applied for the following relief, pursuant to the *Residential Tenancy Act* (the "Act"):

- an order of possession based on a One Month Notice for Cause dated August 13, 2020 (the "One Month Notice");
- a monetary order for damage or loss;
- an order that the Landlord retain the Tenants' security deposit; and
- an order granting recovery of the filing fee.

The Landlord's Agent V.D. and the Tenants 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 agree that the Landlord is permitted to retain the Tenant's security deposit in the amount of \$462.50.
2. The parties agree that the Landlord is awarded a monetary order in the amount of \$2,000.00.
3. The Landlord withdraws this application in full as part of this mutually settled agreement.

This settlement agreement was reached in accordance with section 63 of the *Act*.

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.

Conclusion

I order the parties to comply with the terms of their mutually settled agreement described above.

The Landlord is granted a monetary order in the amount of \$2,000.00. 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: November 13, 2020

Residential Tenancy Branch