



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDL-S, FFL, MNSD, MNDCT, FFT

Introduction

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

The Landlords applied on September 15, 2020 for:

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

The Tenants applied on September 27, 2020 for:

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

Both Parties attended the conference call hearing and settled the dispute during the hearing. The Parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that the Parties understood that this agreement is a full and final settlement of both applications.

Settlement Agreement

The Parties mutually agree as follows:

- 1. The Parties withdraw their claims against each other and will not in the future make any claims against each other in relation to the tenancy;**
- 2. The Landlords will return \$3,950.00 as the combined pet and security deposit to the Tenants forthwith; and**
- 3. These terms comprise the full and final settlement of all aspects of this dispute for both Parties.**

Section 63 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. To give effect to this agreement I grant the Tenants a monetary order for \$3,950.00.

Conclusion

The Parties have settled the disputes.

I grant the Tenants an order under Section 67 of the Act for **\$3,950.00**. 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: January 08, 2021

Residential Tenancy Branch