



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNR, MND, FF

Introduction, Preliminary and Procedural Matters-

This hearing convened by teleconference on November 3, 2020, to deal with the cross applications of the parties.

The landlords applied for a monetary order for unpaid rent, compensation for alleged damage to the rental unit by the tenant, and filing fee.

The tenant also had an application for dispute resolution; however, in an Interim Decision of November 4, 2020, the tenant's application was dismissed, with leave to reapply.

The original hearing proceeded, however, the hearing could not be concluded due to the discussion of evidence issues and the length of the testimony. In the Interim Decision on November 4, 2020, I ordered the hearing be adjourned and reconvened on the date and time contained in the attached Notice of Adjourned Hearing.

That Decision should be read in conjunction with this final Decision.

At this reconvened hearing, the landlords, the tenant, and the tenant's legal counsel attended.

At the beginning of the hearing, the tenant's legal counsel submitted that the tenant had a settlement proposal as to the landlords' application for dispute resolution. At that point, a mediated discussion ensued. The parties additionally agreed that I would record their settlement, as noted below.

Settlement and Conclusion

During the hearing the parties reached a settlement. Pursuant to section 63 of the Act, I record their agreement in this my Decision and resulting order. As the parties resolved matters by agreement, I make no findings of fact or law with respect to the landlords' claim.

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 of this matter. The terms of the settlement are as follows.

1. The tenant agrees to the landlords' monetary claim of \$1,443.30.
2. The parties agree that the landlords may retain the tenant's security deposit of \$612.50 and the horse boarding damage deposit of \$285 to partially offset the total amount owed.
3. The parties agree that the tenant owes a remaining balance of \$545.80;
4. The tenant agrees to pay this amount to the landlords by February 1, 2021; and
5. The parties understand that the landlords will be issued a monetary order in the amount of \$545.80, and the monetary order will not be enforceable as long as the tenant pays the amount by the said date as agreed upon.

This decision containing the parties' settled agreement 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: January 25, 2021

Residential Tenancy Branch