



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDL-S, FFL

Introduction

This hearing convened as a result of a Landlord's Application for Dispute Resolution, filed on November 5, 2020, in which the Landlord requested monetary compensation from the Tenants, authority to retain their security deposit, and to recover the filing fee.

The hearing was conducted by teleconference at 1:30 p.m. on February 22, 2021. 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.

Settlement and Conclusion

During the hearing the parties resolved matters 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 are 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 agree the Landlord is entitled to the sum of \$1,450.00. In furtherance of this, the Landlord may retain the Tenants' \$1,100.00 security deposit and is granted a Monetary Order in the amount of \$350.00.

2. Should the Tenants not pay the \$350.00 as agreed the Landlord must serve the Monetary Order on the Tenants and may file and enforce the Order in the B.C. Provincial Court (Small Claims Division).
3. The above represents a full and final satisfaction of all other claims arising from this tenancy.

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: February 23, 2021

Residential Tenancy Branch