



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDL-S, MNDCL-S, MNRL-S, FFL

Introduction

This hearing dealt with an Application for Dispute Resolution (the Application) that was filed by the Landlords under the Residential Tenancy Act (the Act), seeking:

- Compensation for monetary loss or other money owed;
- Compensation for damage caused by the Tenants, their guests, or their pets to the rental unit, site, or property;
- Recovery of unpaid rent;
- Recovery of the \$100.00 filing fee; and
- Authorization to withhold all or a part of the security and pet damage deposits.

The hearing was convened by telephone conference call and was attended by the Landlords and the Tenants, all of whom provided affirmed testimony.

Settlement

The opportunity for settlement was discussed with the parties during the hearing. The parties were advised on several occasions during the hearing that there is no obligation to resolve the dispute through settlement, but that pursuant to section 63 of the Act, I could assist the parties to reach an agreement, which would be documented in my Decision and any supporting orders.

During the hearing, the parties mutually agreed to settle this matter as follows:

1. The parties agree that the Landlords may retain the \$1,100.00 security deposit and the \$1,100.00 pet damage deposit in full.
2. The Tenants agree to pay the Landlords, by email money transfer at the email address listed for the Landlord for this purpose on the cover page of this decision, \$229.03, no later than 11:59 P.M. (Pacific Time) on April 11, 2021.

3. The parties agree that this settlement agreement constitutes full and final settlement of all matters claimed in the Application and all matters relating to the tenancy.

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

Conclusion

I order the parties to comply with the terms of the settlement agreement set out above.

In support of the settlement described above, in compliance with section 63 of the Act, and with the agreement of the parties, I grant the Landlords a Monetary Order in the amount of \$229.03. Should the Tenants fail to comply with the payment terms set out in this settlement agreement, this Order may be served on the Tenants and then filed and enforced in the Small Claims Division of the Provincial 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: March 12, 2021

Residential Tenancy Branch