



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNRL, MNDL, MNDCL, FFL

Introduction

On April 27, 2021, the Landlords submitted an Application for Dispute Resolution under the *Residential Tenancy Act* (the “Act”) requesting a Monetary Order for unpaid rent, damages and compensation, and to recover the cost of the filing fee. The matter was set for a participatory hearing via conference call.

The Landlords and one of the Tenants attended the hearing and provided testimony. The parties agreed that the Notice of Dispute Resolution Proceeding was not served to the Tenants and rather than adjourning the matter, the parties agreed to work towards a settlement.

Preliminary Matters

Section 63 of the Act allows an Arbitrator to assist the parties to settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a Decision. Accordingly, I assisted the parties to resolve this dispute by helping them negotiate terms for a Settlement Agreement with the input from both parties.

Settlement Agreement

The Landlords and Tenant confirmed during the hearing that this agreement was made voluntarily and that it was made in full satisfaction of the Landlords’ Application.

1. The Tenant agreed that the Landlords could keep the security deposit, in the amount of \$1,300.00.
2. The Landlords and the Tenant agreed that there will be no further Applications for Dispute Resolution or claims against one another regarding this tenancy.
3. This Application is now closed.

This agreement was summarized for the parties on two occasions and all parties in attendance at the hearing indicated that they agreed to resolve this dispute under these

terms. The Landlords and the Tenant both acknowledged that they understood they were not required to enter into this agreement and that they understood the agreement was final and binding.

As the Landlords' issues were addressed by settlement, I make no award for the recovery of the filing fee.

Conclusion

The above Settlement Agreement is made in full satisfaction of the Landlords' Application.

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: October 26, 2021

Residential Tenancy Branch