



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND-S, FF

Introduction

This hearing convened by teleconference on December 9, 2021, to deal with the landlord's application for dispute resolution seeking remedy under the *Residential Tenancy Act (Act)* for:

- compensation for alleged damage to the rental unit by the tenants;
- authority to keep the tenants' security deposit to use against a monetary award; and
- to recover the cost of the filing fee.

The landlord and the tenants attended, the parties were affirmed, the hearing process was explained, and they were given an opportunity to ask questions about the hearing process. All parties affirmed they were not recording the hearing.

After testimony was taken, the parties agreed to discuss a resolution of the matter, at which time a settlement was reached. 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. As the parties resolved matters by agreement, I make no findings of fact or law with respect to the landlord's claim.

The parties confirmed at the end of the hearing that this agreement was made on a voluntary basis. The terms of the settlement are as follows.

1. The landlord agrees to reduce his total monetary claim to \$1,250, which includes the filing fee, and the parties agree that the landlord may keep the tenants' security deposit of \$1,250 in satisfaction of this amount.
2. The parties agreed that this resolution was in full and final settlement of these matters as well as all matters related to this tenancy.

This decision containing the parties' settled agreement is final and binding on the parties and 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: December 10, 2021

Residential Tenancy Branch