



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MND-S, FF

### Introduction

This hearing convened by teleconference on February 15, 2022, to deal with the landlords' application for dispute resolution seeking remedy under the *Residential Tenancy Act (Act)* for:

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

The landlords and the tenant 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 were informed prior to the hearing they were not allowed to record the hearing.

After testimony was taken during the 73 minute hearing, the parties agreed to discuss a resolution of the matter, at which time a settlement was reached.

### **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 landlords' 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 their total monetary claim to \$1,250, which includes the filing fee, and the parties agree that the landlords may keep the tenant's security deposit and pet damage deposit of \$625 each in satisfaction of this amount.
2. The parties agreed that this resolution was in full and final settlement of these matters as well as any and all other 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: February 16, 2022

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Residential Tenancy Branch