



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNDL, MNRL, FFL

### Introduction

This hearing was convened in response to an application by the Landlord pursuant to the *Residential Tenancy Act* (the “Act”) for Orders as follows:

1. A Monetary Order for unpaid rent - Section 67;
2. A Monetary Order for damage to the unit - Section 67; and
3. An Order to recover the filing fee for this application - Section 72.

Both Parties attended the conference call hearing. At the onset, both Parties indicated that they had reached a settlement agreement to resolve the dispute but had not yet executed the agreement. The Parties asked that the agreement be placed in this Decision and additional terms for the agreement were added during the hearing. At the end of the hearing the Parties confirmed that they conducted a final review for accuracy of the terms of the settlement agreement, that this agreement was made on a voluntary basis and that they understood the nature of the full and final settlement of these matters.

### Agreed Facts

The tenancy began 9 years ago and ended on or about December 31, 2019. Rent of \$1,250.00 was payable on the first day of each month. At the outset of the tenancy the Landlord collected \$625.00 as a security deposit. The Parties exchanged email addresses for any future service of documents and the Tenants provided the Landlord with their residential address.

Settlement Agreement

**The Parties mutually agree as follows:**

- 1. The Tenants will pay the Landlord \$6,500.00 over 6 months in equal installments of \$1,083.33 starting June 15, 2022 with the last payment on November 15, 2022 (the “Payments”).**
- 2. The Payments will be made to “Kuhn LLP in trust”:**
- 3. The Tenants will accept service by email for future documents in this or other proceedings with the Residential Tenancy Branch (the “RTB”);**
- 4. The Tenants authorize the Landlord to retain the security deposit of \$625.00 plus zero interest, in addition to the Payments; and**
- 5. These terms comprise the full and final settlement of all aspects of this dispute for both Parties.**

Section 63(2) of the Act provides that if the parties settle their dispute during dispute resolution proceedings, the director may record the settlement in the form of a decision or order. Given the mutual agreement reached during the Hearing, I find that the Parties have settled their dispute as recorded above.

Conclusion

The Parties have settled the dispute.

This decision is made on authority delegated to me by the Director of the RTB under Section 9.1(1) of the Act.

Dated: May 31, 2022

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Residential Tenancy Branch