



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding LANGARA GARDENS HOLDINGS LTD. and LANGARA GARDENS and [tenant name suppressed to protect privacy]

SETTLEMENT DECISION

Dispute Codes MNDL-S, MNDCL-S, FFL

Introduction

This hearing dealt with the Landlords' Application for Dispute Resolution, made on December 21, 2021. The Landlords applied for the following relief, pursuant to the Residential Tenancy Act (the Act):

- a monetary order for the cost to repair damage that the Tenants, their pets, or their guests caused during the tenancy;
- a monetary order for compensation for monetary loss or other money owed;
- an order permitting the Landlords to retain the security deposit; and
- an order granting recovery of the filing fee.

The Landlords were represented at the hearing by VP and JK, agents. DJH attended the hearing on his own behalf. KNB did not attend the hearing. All in attendance provided a solemn affirmation at the beginning of the hearing.

Settlement

At the beginning of the hearing, DJH advised that he does not dispute the amount of the Landlords' claim. Those in attendance were advised that I could assist them to resolve the Landlords' claim through settlement, and that the outcome would be documented in my decision. The parties in attendance were reminded that the Tenants are jointly and severally liable for any amount due to the Landlords.

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

1. DJH agrees the Landlord is entitled to recover \$7,605.75 for damage and other losses caused during the tenancy, as described in a Monetary Order Worksheet dated May 31, 2022 (the Settlement Amount);
2. DJH agrees the Landlord may retain the security deposit held (\$762.00) in partial satisfaction of the Settlement Amount, and that \$6,843.75 remains due after this deduction.
3. The parties in attendance agree that this settlement resolves all issues raised in the Landlords' application.

This settlement agreement was reached in accordance with section 63 of the Act. As the outcome was achieved through settlement, I decline to grant recovery of the filing fee to the Landlords.

Conclusion

I order the parties to comply with the terms of the settlement described above.

In support of the settlement, and with the agreement of the parties, I grant the Landlords a monetary order in the amount of \$6,843.75. The monetary order must be served on the Tenants. The monetary order may be filed in and enforced as an order of the Provincial Court of British Columbia (Small Claims).

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: July 26, 2022

Residential Tenancy Branch