



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Introduction

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

1. A Monetary Order for damage to the unit - Section 67;
2. An Order to retain the security deposit - Section 38; and
3. An Order to recover the filing fee for this application - Section 72.

Both Parties attended the conference call hearing and were each given full opportunity under oath to be heard, to present evidence and to make submissions. During the hearing the Parties reached a settlement agreement. At the end of the hearing the Parties confirmed on final review the accuracy of the terms of the mutual agreement, that the agreement was made on a voluntary basis and was a full and final settlement of these matters.

Agreed Facts

The tenancy began on January 1, 2021 and ended on February 23, 2022. Rent of \$2,000.00 was payable on the first day of each month. At the outset of the tenancy, the Landlords collected \$1,000.00 as a security deposit from the Tenants. No move-in inspection was completed.

Settlement Agreement

The Parties mutually agree as follows:

- 1. The Landlord will pay the Tenants \$1,000.00; and**

2. 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. To give effect to this agreement I grant the Tenants a monetary order for **\$1,000.00**.

Conclusion

The Parties have settled the dispute.

I grant the Tenants an order under Section 67 of the Act for **\$1,000.00**. If necessary, this order may be filed in the Small Claims Court and enforced as an order of that Court.

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

Dated: October 20, 2022

Residential Tenancy Branch