



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding NEWPORT PROPERTY MANAGEMENT
LTD and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNDL-S, FFL

Introduction

This hearing dealt with an Application for Dispute Resolution (the Application) that was filed by the Landlord under the *Residential Tenancy Act* (the Act), seeking:

- Recovery of costs incurred to repair damage to the rental unit caused by the Tenants, their pets, or their guests,
- Retention of the security deposit, and
- Recovery of the filing fee.

The hearing was convened by telephone conference call and was attended by the agent for the Landlord C.A. (the Agent), and both Tenants. All parties provided affirmed testimony.

Settlement

The opportunity for settlement was discussed with the parties during the hearing. The parties were advised on several occasions during the hearing that there is no obligation to resolve the dispute through settlement, but that pursuant to section 63 of the Act, I could assist the parties to reach an agreement, which would be documented in my Decision and supporting order.

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

1. The parties agree that the Tenants owe \$637.50 to the Landlord for damage.
2. The parties agree that the Landlord may retain the Tenants' \$637.50 security deposit in recovery of this amount.
3. The Landlord withdraws their Application in full as part of this mutually agreed settlement.

4. The parties agree that this constitutes full and final settlement of all matters between them in relation to the tenancy.

This settlement agreement was reached in accordance with section 63 of the *Act*.

Conclusion

I order the parties to comply with the terms of their mutually settled agreement described above.

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: November 14, 2022

Residential Tenancy Branch