



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNETC, FFT

### Introduction

This hearing was convened by way of conference call concerning an application made by the tenants seeking monetary compensation for the landlord's failure to use the rental unit for the purpose contained in a notice to end the tenancy for landlord's use of the property; and to recover the filing fee from the landlord for the cost of the application. The record shows that the tenants claim compensation in the amount of \$3,200.00, being compensation required in the equivalent of 1 month's rent, which the tenants paid to the landlord, and were not reimbursed, in addition to recovery of the \$100.00 filing fee.

One of the named tenants and the landlord attended the hearing, and the landlord was assisted by the landlord's son, who acted as agent for the landlord.

At the commencement of the hearing the parties agreed to settle this dispute in the following terms:

1. the tenant will have a monetary order in the amount of \$3,300.00, which includes recovery of the filing fee;
2. this settlement is in full satisfaction of any and all claims between the parties with respect to the tenancy.

The parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that the parties understood the nature of this full and final settlement of this matter.

The landlord must be served with the order, which may be enforced by filing it in the Provincial Court of British Columbia, Small Claims division as a judgment.

Conclusion

For the reasons set out above, and by consent, I hereby grant a monetary order in favour of the tenants as against the landlord pursuant to Section 67 of the *Residential Tenancy Act* in the amount of \$3,300.00.

I further order that this settlement is in full satisfaction of any and all claims between the parties with respect to this tenancy.

This order is final and binding and may be enforced.

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: January 05, 2023

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Residential Tenancy Branch