



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes **MNRL-S, MNDCL-S, FFL**

Introduction

This hearing dealt with the Landlords' application pursuant to the *Residential Tenancy Act* (the "Act") for:

1. A Monetary Order to recover money for unpaid rent – holding security and/or pet damage deposit pursuant to Sections 26, 38, 46, 62 and 67 of the Act;
2. An Order for the Tenant to pay to repair the damage that they, their pets or their guests caused during their tenancy – holding security and/or pet damage deposit pursuant to Section 38 of the Act; and,
3. Recovery of the application filing fee pursuant to Section 72 of the Act.

The hearing was conducted via teleconference. The Landlords and the Tenant attended the hearing at the appointed date and time. Both parties were each given a full opportunity to be heard, to present affirmed testimony, to call witnesses, and make submissions.

Both parties were advised that Rule 6.11 of the Residential Tenancy Branch (the "RTB") Rules of Procedure prohibits the recording of dispute resolution hearings. Both parties testified that they were not recording this dispute resolution hearing.

Settlement

Pursuant to Section 63 of the Act, the Arbitrator may assist the parties to settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order.

The parties reached a mutual agreement to settle this matter. The parties were advised there is no obligation to resolve the dispute through settlement, but that I could assist the parties to reach an agreement, which would be documented in my Decision.

The Parties agreed to settle this matter as follows:

1. The Parties agree that the Tenant owes the Landlords \$1,229.70 calculated as follows:

ITEMS	HOURS	\$\$/HOUR	TOTAL
Unpaid rent - June 2022			\$1,125.00
Unpaid utilities - May 2022			\$75.00
Unpaid utilities - June 2022			\$75.00
Cleaning of rental unit	16	\$30.00	\$480.00
GST for cleaning			\$24.00
Dump tip			\$13.20
Less: security deposit			-\$562.50
TOTAL			\$1,229.70

1. To implement the settlement reached between the parties, and as discussed with them in the hearing, I issue a Monetary Order in the amount of \$1,229.70 in the Landlords' favour;
2. The Landlords will substitutionally serve the Monetary Order on the Tenant by email;
3. The Parties are ordered to comply with all these settlement terms; and,
4. These terms comprise the full and final settlement of all aspects of this dispute for both Parties.

Both Parties testified at the hearing that they confirm the accuracy of the final terms above, and that they understood and agreed to these terms, free of any duress or coercion. Both Parties testified that they understood and agreed that the above terms are legal, final, binding, and enforceable, which settle all aspects of this dispute.

Conclusion

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 Landlords a Monetary Order in the amount of \$1,229.70. Should the Tenant default in the payment of this ordered amount, the Landlords may file this Order in the Small Claims Division of the Provincial Court of British Columbia and it can be enforced as an Order of that Court.

As this matter was settled, I do not grant the Landlords recovery of the application filing fee.

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: January 10, 2023

Residential Tenancy Branch