



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing

## DECISION

Dispute Codes      MNETC, FFT

### Introduction

This hearing dealt with an Application for Dispute Resolution that was filed by the Tenants under the *Residential Tenancy Act* (the Act) on September 20, 2022, seeking:

- Compensation because the tenancy end because of a Two Month Notice to End Tenancy, and the Landlord has not complied with the Act or used the rental unit for the stated purpose; and
- Recovery of the filing fee.

The hearing was convened by telephone conference call and was attended by the Tenants, and two owners of the corporation named as the Landlord. 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 Landlord owes the Tenants \$22,800.00; and
2. That the Landlord may be served by email at the email address listed on the cover page of this decision.

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

Conclusion

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

In support of the settlement described above, and with the agreement of the parties, I grant the Tenants a monetary order in the amount of \$22,800.00 and I order the landlord to pay this amount to the Tenants. This order must be served on the Landlord as soon as possible. Should the Landlord fail to comply with this order, this order may be filed in the Small Claims Court of British Columbia 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: April 3, 2023

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Residential Tenancy Branch