



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding GALAXY VA 1948 MCCALLUM APARTMENTS
LTD and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNRL-S, FFL

Introduction

The landlords applied to the Residential Tenancy Branch [the 'RTB'] for Dispute Resolution. The landlords ask me for the following orders against the tenants.

1. Exclusive possession of the rental unit in favour of the landlords.
2. Forfeiture of the tenants' security and pet deposits, in the amount of \$910.00.
3. Reimbursement for the \$100.00 filing fee for this application.

The corporate landlords appeared at the hearing on 19 May 2023, by way of an agent. The tenants also appeared.

Settlement of Dispute

During this hearing, the parties settled their dispute. In settling this dispute, they agreed on the following terms [the 'Terms'].

1. The Notice is of no further force or effect, and the tenancy will continue.
2. Because the tenancy will continue, the tenants will continue to pay rent as *per* their tenancy agreement with the landlords.
3. But the tenants also owe the landlords a debt of \$3,872.40 [the 'Debt'].
4. And so, in addition to this rent, the tenants will pay to the landlords each month at least a further \$500.00 toward satisfaction of the Debt.
5. In any event, the tenants will pay to the landlords the entire amount of the Debt no later than 31 January 2024.
6. This settlement comprises the full and final settlement of the landlords' application.

At the hearing, both parties confirmed that they understood and agreed to these Terms and that:

- the Terms are final, binding and enforceable; and
- the Terms settle all aspects of this dispute.

Conclusion

In light of this settlement, I grant a monetary order to the landlords and against the tenants in the amount of the Debt. This gives effect to the settlement reached between the parties, as discussed at the hearing. To enforce this order, the landlords must serve the tenant with a copy of it.

I make this decision *per* section 63 of the *Residential Tenancy Act* [the 'Act'], and on authority delegated to me by the Director of the RTB per section 9.1(1) of the Act.

Dated: 31 May 2023

Residential Tenancy Branch