



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Ministry of Housing

DECISION

Dispute Codes Landlords: MNDL-S, MNDCL-S, FFL
Tenant: MNSDB-DR, FFT

Introduction

This hearing was convened as a result of the parties' applications under the *Residential Tenancy Act* (the "Act").

The Landlords applied for:

- compensation of \$5,517.75 to repair damage that the Tenant, their pets or their guests caused during the tenancy pursuant to sections 32 and 67 of the Act;
- compensation of \$5,686.33 for monetary loss or other money owed pursuant to section 67 of the Act;
- authorization to retain the security and/or pet damage deposit pursuant to section 72(2)(b) of the Act; and
- authorization to recover the filing fee for the Landlords' application from the Tenant pursuant to section 72 of the Act.

The Tenant applied for:

- return of double the security deposit and/or pet damage deposit in the amount of \$3,750.00 pursuant to sections 38 and 38.1 of the Act; and
- authorization to recover the filing fee for the Tenant's application from the Landlords pursuant to section 72 of the Act.

The Landlords and the Tenant attended this hearing and gave affirmed testimony.

Settlement

Pursuant to section 63 of the Act, an 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.

During the hearing, the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise, and achieved a resolution of their dispute.

The parties agreed to the following final and binding settlement of all issues in respect of the tenancy:

1. The Landlords will pay the Tenant \$2,500.00 by Friday, June 2, 2023 via e-transfer.
2. The parties will not make any further claims against each other in respect of this tenancy.

The parties gave verbal affirmation at the hearing that they understood and agreed to the above terms as final, binding, and enforceable, which settle all aspects of this tenancy.

Conclusion

As the parties have reached a settlement, I make no factual findings about the merits of the parties' applications.

To give effect to the settlement reached between the parties and as discussed at the hearing, I grant the Tenant a Monetary Order of **\$2,500.00**. This Order may be served upon the Landlords, filed with the Small Claims Division of the Provincial 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 *Residential Tenancy Act*.

Dated: May 31, 2023

Residential Tenancy Branch