



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

DECISION

Introduction

This hearing dealt with the landlords' Application for Dispute Resolution filed under the *Residential Tenancy Act* (the "Act") for:

- Recovery of unpaid rent;
- Compensation for damage to the rental unit or common areas;
- Authorization to retain all or a portion of the tenants' security deposit and pet damage deposit in partial satisfaction of amounts owed; and
- Authorization to recover the filing fee for this application from the tenants.

This hearing also dealt with the tenants' Application for Dispute Resolution and amendments filed under the Act for:

- Compensation for monetary loss or other money owed;
- The return of their security deposit;
- Authorization to recover the filing fee for this application from the landlords; and
- A dispute of a rent increase.

Landlords M.A. and R.W. attended the hearing for the landlords.

Tenants G.V. and D.V. attended the hearing for the tenants.

Analysis

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 any supporting order(s).

During the hearing, the parties mutually agreed to settle this matter as follows:

1. The parties agree that the landlords owe the tenants \$1,198.13, and agree to pay them this amount.

2. The parties agree that this constitutes full and final settlement of all matters between them in relation to their respective applications and amendments, as well as the tenancy.

Conclusion

I order the parties to comply with the terms of the mutual settlement agreement reached between them in accordance with section 63 of the Act, as described above.

In support of the settlement described above, pursuant to section 63 of the Act, and with the agreement of the parties, I grant the tenants a \$1,198.13 monetary order. This order must be served on the landlords as soon as possible. Should the landlords fail to comply with this order, it 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: November 2, 2023

Residential Tenancy Branch