



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 (Application) 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 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 filed under the Act for:

- the return of all, part, or double the amount of their security deposit; and
- authorization to recover the filing fee for this application from the landlords.

Agents T.G. and M.L. attended the hearing for the landlords.

Tenants G.H. and S.S. 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 the landlord may retain the \$1,375.00 security deposit.
2. The parties agree that the landlord will pay the tenants \$333.58.
3. The parties agree that this constitutes full and final settlement of all matters between them in relation to the tenancy and their respective Applications.

Conclusion

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

In support of the settlement described above, and with the agreement of the parties, I grant the tenants a \$333.58 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 10, 2023

Residential Tenancy Branch