



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND, MNDC, MNSD, FF

Introduction

This hearing was convened in response to applications by the landlord and the tenants.

The landlord's application is seeking orders as follows:

1. For a monetary order for damage to the unit;
2. For money owed or compensation for damage or loss under the Act;
3. To keep all or part of the security deposit; and
4. To recover the filing fee from the tenant.

The tenants' application is seeking orders as follows:

1. For money owed or compensation for damage or loss under the Act; and
2. To recover the filing fee from the landlord.

The parties confirmed receipt of all evidence submissions and there were no disputes in relation to review of the evidence submissions.

Both parties appeared, during the hearing the parties agreed to settle these matters, on the following conditions:

- 1) The parties agreed the landlord is entitled to retain the security deposit(\$850.00);
- 2) The parties agreed that the tenants will pay to the landlord the sum of \$1,100.00, that amount will be a paid within 30 days;
- 3) The tenants agreed to withdraw their claim in full; and
- 4) The parties agreed this is a **full and final settlement agreement** relating to this tenancy.

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

Conclusion

As a result of the above settlement, the landlord is authorized to retain the security deposit. The landlord is granted a monetary order in the above amount should the tenants failed make the above payment.

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 22, 2013

Residential Tenancy Branch