



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC, MNSD, FF

Introduction

This hearing was convened by way of conference call in response to an Application for Dispute Resolution made by the tenants and the landlords. Both parties applied for money owed or compensation for damage or loss under the Residential Tenancy Act (referred to as the *Act*), regulation or tenancy agreement and to recover the filing fee from each other for the cost of their application. The landlords and tenants also applied to retain and return respectively, all or part of the pet damage or security deposit.

Both landlord and both tenants appeared for the hearing. The landlords and tenants served each other with a copy of their application and a copy of the Notice of Hearing documents by registered mail. Both parties confirmed receipt of the documents and based on this I am satisfied that the documents were served in accordance with the requirements of the *Act*.

Analysis & Conclusion

Pursuant to section 63 of the *Residential Tenancy Act*, the 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.

Both parties **agreed** to settle their respective disputes in full under the following terms:

1. The landlords agreed to pay to the tenants \$1,500.00 which includes the return of the tenants' security deposit by November 8, 2013.

2. The tenants are issued with a Monetary Order in the amount of \$1,500.00, which the tenants can enforce **if** the landlords fail to make this payment by November 8, 2013.

Both parties are cautioned to keep detailed written records of any transactions that are made with regards to the above terms of the agreement.

For the reasons set out above, I hereby grant the tenants a Monetary Order in the amount of **\$1,500.00**.

This order is final and binding on the parties and may be enforced.

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: October 31, 2013

Residential Tenancy Branch

