



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNR, MND, MNSD, O, FF

Introduction

A hearing was convened based on the landlords' application filed February 17, 2017 under the *Residential Tenancy Act* (the "Act"). The landlords applied for monetary orders for unpaid rent and for damage to the rental unit, and to retain the security deposit and recover the application filing fee.

One of the named landlords and both of the tenants attended the hearing. The hearing process was explained and the participants were asked if they had any questions. Both parties provided affirmed testimony and had the opportunity to present their evidence orally and in written and documentary form, to make submissions, and to respond to the other party.

At the outset of the hearing I advised the parties of their option to have me assist in mediating an agreement with respect to this tenancy. I further advised that any agreement would be documented in my decision pursuant to section 63 of the Act. It was made clear to the parties that there was no obligation to resolve the dispute through settlement.

Settlement

Over the course of the hearing, the parties reached an agreement to settle this matter on the terms set out below.

1. The landlords withdraw their application.
2. The tenants acknowledge that they owe the landlords rent for February and agree with the landlords' claims for cleaning and repair costs and recovery of the filing fee, altogether totaling \$1,559.61.
3. The tenants further agree that the landlords will retain the security deposit of \$487.50, and that they then owe the landlords the balance of \$1,072.11.
4. The tenant AK agrees to pay one half of this amount (\$536.06) to the landlords no later than July 30, 2017.
5. The tenant BS agrees to pay the other half of this amount (\$536.06) to the landlords by certified cheque or bank draft no later than August 31, 2017.

In support of this settlement agreement and with the consent all parties I grant the landlords individual monetary order against each of the tenants in the amount of \$536.06.

If either tenant does not comply with the terms of this settlement agreement, the landlords may file the applicable individual order in the Small Claims Division of the Provincial Court and enforce it as an order of that Court. The landlord must first serve the applicable order on the individual tenant.

Conclusion

This matter has been settled.

The parties are bound by the terms of the agreement set out above, as well as by the Act. Should either party violate the terms of this agreement, it is open to the other party to take steps under the Act to apply for monetary compensation or other orders under

the Act.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under s. 9.1(1) of the Act.

Dated: July 27, 2017

Residential Tenancy Branch