



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNRL-S, MNDCL-S, FFL

### Introduction

This hearing dealt with an Application for Dispute Resolution (the Application) that was filed by the Landlords under the Residential Tenancy Act (the Act), seeking:

- Unpaid rent and utilities;
- Compensation for monetary loss or other money owed;
- Authorization to withhold the security deposit and/or pet damage deposit towards any money owed; and
- Recovery of the filing fee.

The hearing was convened by telephone conference call and was attended by the Landlords and the Tenants . All parties provided affirmed testimony.

### Settlement

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 supporting order.

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

1. The parties agree that the Tenants owe \$3,526.00 in relation to the matters claimed by the Landlords in the Application.
2. The parties agree that the Landlords may retain the remaining \$1,050.00 of the Tenants' security and or/pet damage deposits in partial repayment of the above noted amount owed, and that the Landlords will receive a Monetary Order in the amount of \$2,400.00 for the balance remaining.

3. The parties agree that the Tenants may be served with the Monetary Order by email at the email address noted for this purpose on the cover page of this decision.

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

### Conclusion

I order the parties to comply with the terms of their mutually settled agreement described above.

In support of the settlement described above, and with the agreement of the parties, I grant the Landlords a Monetary Order in the amount of **\$2,400.00**. The Landlords are provided with this Order in the above terms and the Tenants must be served with this Order as soon as possible. Should the Tenants fail to comply with this Order, this Order may be filed in the Small Claims Division of the Provincial Court and enforced as an Order of that Court. The Tenants are cautioned that costs of such enforcement may be recoverable from the them by the Landlords.

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: January 18, 2021

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Residential Tenancy Branch