



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDL-S, FFL

Introduction

This hearing was convened in response to an application by the Landlords pursuant to the *Residential Tenancy Act* (the “Act”) for Orders as follows:

1. A Monetary Order for damages to the unit - Section 67;
2. An Order to retain the security deposit - Section 38; and
3. An Order to recover the filing fee for this application - Section 72.

Both Parties attended the conference call hearing and reached a settlement agreement.

The Parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that they understood the nature of the full and final settlement of these matters.

Agreed Facts

The tenancy ended on February 28, 2021. The Landlords are holding a security deposit of \$300.00. No move-in condition report was completed by the Landlords and given to the Tenant. Approximately a month after making their application the Landlord moved from the address set out in the application. The Landlords did not amend the application to change its address for the service of documents. At the hearing the Landlord provided its current address to the Tenant.

Settlement Agreement

The Parties mutually agree as follows:

- 1. The Landlord will return \$300.00 to the Tenant forthwith, has no claims against the Tenant and will not in the future make any claims against the Tenant in relation to the tenancy; and**
- 2. These terms comprise the full and final settlement of all aspects of this dispute for both Parties.**

Section 63(2) of the Act provides that if the parties settle their dispute during dispute resolution proceedings, the director may record the settlement in the form of a decision or order. Given the mutual agreement reached during the hearing, I find that the Parties have settled their dispute as recorded above. To give effect to the agreement I grant the Tenant a monetary order for **\$300.00**.

Conclusion

The Parties have settled the dispute.

I grant the Tenant an order under Section 67 of the Act for **\$300.00**. If necessary, this order may be filed in the Small Claims Court 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: August 09, 2021

Residential Tenancy Branch