



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

A matter regarding Phase Two Holdings Inc
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNRL, MNDL, FFL

Introduction

Pursuant to section 58 of the Residential Tenancy Act (the Act), I was designated to hear an application regarding a tenancy dispute. The landlord applied on August 2, 2022 for:

- recovery of unpaid rent and/or utilities;
- compensation for damage caused by the tenant, their pets, or guests to the unit or property; and
- the filing fee.

The hearing was attended by the landlord's representatives and one of the tenants, who were given a full opportunity to be heard, to present affirmed testimony, to make submissions, and to call witnesses; they were made aware of Residential Tenancy Branch Rule of Procedure 6.11 prohibiting recording dispute resolution hearings.

Settlement

Pursuant to section 63 of the 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.

I advised the parties there is no obligation to resolve the dispute through settlement and that if either party did not wish to resolve this matter through settlement, I would hear testimony and make a decision based on the evidence before me. The parties were able to turn their minds to compromise and achieved a resolution of their dispute.

Both parties agreed to the following binding settlement term:

- 1) The tenants will pay the landlord \$4,500.00.

Both parties testified at the hearing that they understood and agreed to the above term, free of any duress or coercion, and that this was a full and final resolution of this dispute. As the parties resolved matters by agreement, I make no findings of fact or law with respect to the application before me.

In support of the settlement, and with the agreement of the parties, I grant the landlord a monetary order for \$4,500.00.

Conclusion

The landlord's application is dismissed.

In support of the parties' agreement, I grant the landlord a monetary order for \$4,500.00.

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: April 27, 2023

Residential Tenancy Branch