



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

**Dispute Codes**      **MNSD, MNDCT, MNRT, RPP / MNDL, FFL**

### **Introduction**

This hearing dealt with two application pursuant to the *Residential Tenancy Act* (the “**Act**”). The landlord’s for:

- a monetary order for damage to the rental unit in the amount of \$1,950 pursuant to section 67; and
- authorization to recover the filing fee for this application from the tenant pursuant to section 72.

And the tenant’s for:

- a monetary order for the cost of emergency repairs to the rental unit in the amount of \$500 pursuant to section 33;
- a monetary order for \$600 representing two times the amount of the security deposit, pursuant to sections 38 and 62 of the Act;
- an order requiring the landlord to return the tenant’s personal property pursuant to section 65; and
- a monetary order for compensation for damage or loss under the Act, regulation or tenancy agreement in the amount of \$10,000 pursuant to section 67.

Both parties attended the hearing and were each given a full opportunity to be heard, to present affirmed testimony, to make submissions, and to call witnesses.

### **Analysis**

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. 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 the following final and binding settlement of all issues currently under dispute and future issues relating to the tenancy:

1. The landlord will pay the tenant, by e-transfer, \$1,000, on the following schedule:
  - a. \$100 on or before the last day of July 2020;
  - b. \$100 on or before the last day of August 2020;
  - c. \$100 on or before the last day of September 2020;
  - d. \$100 on or before the last day of October 2020;
  - e. \$100 on or before the last day of November 2020;
  - f. \$100 on or before the last day of December 2020;
  - g. \$100 on or before the last day of January 2021;
  - h. \$100 on or before the last day of February 2021;
  - i. \$100 on or before the last day of March 2021; and
  - j. \$100 on or before the last day of April 2021.

This comprises the full and final settlement of all aspects of these disputes and all future disputes relating to this tenancy between the parties. The parties gave verbal affirmation at the hearing that they understood and agreed to the above terms as legal, final and binding, which settle all aspects of these and all future disputes relating to the tenancy between these two parties.

### **Conclusion**

As the parties have reached a settlement, I make no factual findings about the merits of this application.

To give effect to the settlement reached between the parties, and as discussed at the hearing, I issue the attached monetary order ordering the landlord to pay the tenant \$1,000 on the schedule above.

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: July 10, 2020

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Residential Tenancy Branch