



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding 1089131 BC LTD
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNR MNDC MNSD FF

Introduction

This hearing was convened as a result of the Landlord's Application for Dispute Resolution. A participatory hearing was held on August 26, 2021. The Landlord applied for the following relief, pursuant to the *Residential Tenancy Act* (the "Act"):

- a monetary order for unpaid rent and for damage or compensation under the Act;
- authorization to retain the security and pet deposit to offset the amount owed; and,
- to recover the filing fee from the tenants for the cost of this application.

The Landlord and both Tenant both attended the hearing and provided affirmed testimony.

Settlement Agreement

During the hearing, a mutual agreement was discussed and the Landlord agreed to withdraw this application, in full, in pursuit of the following settlement agreement.

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.

Given the agreement reached between the parties during the proceedings, I find that the parties have settled their dispute and the following records this settlement as a decision:

- The Landlords withdraw their application in full

- The Tenant agrees the Landlords can keep the security deposit (\$487.50) and the pet deposit (\$350.00) they currently hold to offset some of their losses.
- Both parties agree that they will not seek any further monetary amount from the other party and that this settles all issues arising from this tenancy.
- These terms comprise the full and final settlement of all aspects of this dispute for both parties.

The parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that the parties understood the nature of this full and final settlement of this matter.

Conclusion

The Landlord withdraws their application, in full, in pursuit of this settlement agreement.

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: August 26, 2021

Residential Tenancy Branch