



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Introduction

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

1. A Monetary Order for unpaid rent - 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.

The Parties were each given full opportunity under oath to be heard, to present evidence and to make submissions. During the hearing the Parties reached a settlement agreement.

Agreed Facts

The tenancy under written agreement started on May 1, 2021. At the outset of the tenancy the Landlord collected \$300.00 as a security deposit. The Tenant moved out of the unit on October 29, 2021. Rent of \$600.00 was payable on the first day of each month.

Settlement Agreement

The Parties mutually agree as follows:

- 1. The Landlord will retain the security deposit of \$300.00;**
- 2. The Tenant will pay the Landlord \$50.00; and**
- 3. 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 the dispute. To give effect to this settlement I grant the Landlord a monetary order for **\$50.00**.

Conclusion

The Parties have settled the dispute.

I grant the Landlord an order under Section 67 of the Act for **\$50.00**. 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: September 20, 2022

Residential Tenancy Branch