



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes **MNDL-S, MNDCL-S, FFL; MNSDB-DR, FFT**

Introduction

This hearing dealt with an application by the landlord under the *Residential Tenancy Act* (the *Act*) for the following:

- A monetary order for unpaid rent and for compensation for damage or loss under the *Act*, *Residential Tenancy Regulation* ("*Regulation*") or tenancy agreement pursuant to section 67 of the *Act*;
- Authorization to retain all or a portion of the tenant's security deposit in partial satisfaction of the monetary order requested pursuant to section 72 of the *Act*;
- An order requiring the tenant to reimburse the landlord for the filing fee pursuant to section 72.

This hearing also dealt with an application by the tenant under the *Residential Tenancy Act* (the *Act*) for the following:

- An order for the landlord to return the security deposit pursuant to section 38;
- An order requiring the landlord to reimburse the tenant for the filing fee pursuant to section 72.

The parties attended and indicated their intention to settle the disputes.

Analysis

Under section 63 of the Act, the Arbitrator may assist the parties to settle their dispute. 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 this hearing, the parties reached an agreement to settle their dispute.

Both parties agreed to the following terms of a final and binding resolution of the tenant's application and the issues in dispute arising out of this tenancy at this time and that they did so of their own free volition and without any element of coercion:

1. The parties agreed that the landlord will return the tenant's pet and security deposits in the amount of **\$1,672.23** in full and final settlement of both disputes.
2. The landlord agreed to pay the amount to the tenant by 5:00 PM on December 3, 2023.
3. Both parties agreed that these particulars comprise the full settlement of all aspects of the tenant's current application for dispute resolution.

To give effect to this settlement, I issue the tenant a Monetary Order in the amount of **\$1,672.23**.

This Monetary Order may be filed and enforced in the courts of the Province of British Columbia.

Conclusion

I issue the tenant a Monetary Order in the amount of **\$1,672.23**. This Monetary Order must be served on the landlord.

This Monetary Order may be filed and enforced in the courts of the Province of British Columbia.

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: November 03, 2023

Residential Tenancy Branch