



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing

## **DECISION**

### **Introduction**

This hearing dealt with the Landlord's application under the *Residential Tenancy Act* (the Act) requesting:

- to retain the Tenant's security deposit and claim additional compensation for damages to the rental unit, under sections 38 and 67 of the Act;
- and to recover their filing fee for this application under section 72 of the Act.

And the Tenant's cross application under the Act, requesting:

- compensation for an overpayment of rent under section 67 of the Act;
- return of the Tenant's security deposit under section 38 of the Act;
- and to recover their filing fee for this application under section 72 of the Act.

### **Settlement Agreement**

During this hearing, the parties reached an agreement to settle their dispute. Under section 63 of the Act, the Arbitrator may record the settlement in the form of a decision and orders.

Both parties agreed to the following terms of a final and binding resolution of all issues arising out of this tenancy and that they did so of their own free will:

1. The Landlord will pay \$500.00 to the Tenant.
2. The parties agree this is the full settlement of all aspects of both applications for dispute resolution, and it settles all issues related to this tenancy.

### **Conclusion**

To carry out the settlement reached between the parties, I grant the Tenant a monetary order in the amount of \$500.00. The Tenant is provided with this order and must serve a copy of it on the Landlord as part of the enforcement process if required. If the Landlord

then fails to comply with the order, it may be filed in the Small Claims Division of the Provincial 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 *Residential Tenancy Act*.

Dated: December 01, 2023

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Residential Tenancy Branch