

DECISION

Introduction

Pursuant to section 58 of the Residential Tenancy Act (the Act), I was designated to hear linked applications.

The Tenant's November 7, 2023 Application for Dispute Resolution under the Act is for:

- An Order for the Landlord to return the security deposit, pursuant to section 38
- An authorization to recover the filing fee for this application, under section 72

The Landlord's January 27, 2024 Application for Dispute Resolution under the Act is for:

- An Monetary Order for loss under the Act, the regulation or tenancy agreement, pursuant to section 67;
- An authorization to retain all or a portion of the security deposit, under section 38;
- An authorization to recover the filing fee for this application, under section 72

Settlement

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:

- The Tenant authorized the Landlords to retain \$800.00 out of the total \$1,600.00 security and pet deposits;
- The Landlords agreed to return the remaining \$800.00 from the security and pet deposits;
- Both parties agreed that these particulars comprise the full settlement of all aspects of the current applications for dispute resolution.

Conclusion

I grant a Monetary Order to the Tenant **in the amount of \$800.00**. Should the Landlords fail to comply with this Order, this Order 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 Act.

Dated: March 25, 2024

Residential Tenancy Branch