



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      **MNDCT, MNSD, FFT; MNRL, MNDL-S, LRSD, FFL**

### 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:

- A monetary order for compensation for damage or loss under the *Act*, *Residential Tenancy Regulation* ("*Regulation*") or tenancy agreement pursuant to section 67 of the *Act*;
- 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.

K.H. attended on behalf of the landlord.

T.M. attended for both tenants.

The parties attended and settled their disputes.

Under section 63 of the *Act*, the Arbitrator may assist the parties to settle their dispute. If they do so, I may record the settlement as a Decision or an Order.

This settlement agreement was reached under section 63.

Given the agreement reached between the parties during the proceedings, I find that the following records this settlement as a Decision:

**The parties agreed as follows:**

1. The landlord will pay to the tenant the sum of \$ **\$1,127.78** which the tenant will receive by 5:00 pm on April 26, 2024.
2. This settlement is a full and final settlement of the claims by both the landlord and tenant.

To give effect to this agreement, I issue a Monetary Order in the tenant's favour in the amount of **\$1,127.78**.

The parties fully discussed this settlement. Each party stated they understood and agreed with the terms.

All matters raised in these applications are settled under the above agreed terms.

Conclusion

These applications are settled on the above terms.

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: April 19, 2024

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Residential Tenancy Branch