

DECISION

Introduction

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

The Landlord's January 22, 2024 Application for Dispute Resolution under the Act is for:

- A Monetary Order for unpaid rent, pursuant to section 26
- 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

The Tenant's February 2, 2024 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

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:

- During the hearing, the Landlord e-transferred \$1,732.26 to the Tenant, and the Tenant confirmed receiving this amount, which was the sum of the following calculations:
 - One month's rent in compensation under section 51(1) of the Act, in the amount of \$1,450.00 which was still owed to the Tenant by the Landlord from a Monetary Order dated December 7, 2023;
 - \$467.74 owed by the Tenant to the Landlord for 10 days of pro-rated rent in January 2024;
 - The return of the \$750.00 security deposit from the Landlord to the Tenant;

- Both parties agreed that all monetary issues from this tenancy have been resolved during this hearing, including all aspects of their current applications for dispute resolution.

Conclusion

The parties have agreed that there are no outstanding monetary issues between them.

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: May 14, 2024

Residential Tenancy Branch