

## **DECISION**

### **Introduction**

This hearing dealt with the Landlord's Application for Dispute Resolution under the *Residential Tenancy Act* (the Act) for:

- a Monetary Order for unpaid rent under section 67 of the Act
- a Monetary Order for damage to the rental unit or common areas under sections 32 and 67 of the Act
- authorization to retain all or a portion of the Tenants' deposits in partial satisfaction of the Monetary Order requested under section 38 of the Act
- authorization to recover the filing fee for this application from the Tenants under section 72 of the Act

This hearing dealt with the Tenants' Application for Dispute Resolution under the *Residential Tenancy Act* (the Act) for:

- a Monetary Order for the return of all or a portion of their deposits under
- section 38 of the Act
- authorization to recover the filing fee for this application from the Landlord under section 72 of the Act

### **Settlement Reached**

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 the hearing the parties discussed the issues between them, turned their minds to compromise and reached an agreement to settle their dispute with the following terms:

- both parties agreed to the Landlord retaining from the Tenants' deposit the amount of \$637.50 and the Landlord will return to the Tenants \$637.50 from the Tenants' deposits by July 15, 2024
- both parties agreed that they will not file any new applications against each other pertaining to this tenancy

## Conclusion

To give effect to the above settlement reached between the parties, I grant a Monetary Order to the Tenants in the amount of \$637.50. The Tenants are provided with this Order and the Landlord must be served with a copy of this Order, if the amount of \$637.50 is not provided to the Tenants by July 15, 2024. Should the Landlord fail to comply with this Order, this Order may be filed and enforced in the Small Claims Court 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 Act.

Dated: July 8, 2024

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Residential Tenancy Branch