

## **DECISION**

### **Introduction**

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

- a Monetary Order for unpaid rent under section 67 of the Act
- authorization to retain all or a portion of the Tenants' security deposit 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 also dealt with the Tenants' Application for Dispute Resolution under the *Residential Tenancy Act* (the Act) for:

- a Monetary Order for the return of all their deposits under sections 38 and 67 of the Act
- authorization to recover the filing fee for this application from the Landlords 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 Landlords returning to the Tenants the security deposit of \$1,475.00 and the pet damage deposit of \$737.50 by July 15, 2024

### **Conclusion**

To give effect to the above settlement reached between the parties, I grant a Monetary Order to the Tenants in the amount of \$2,212.50. The Tenants are provided with this Order and the Landlords must be served with a copy of this Order, following a breach of the terms outlined in the settlement. Should the Landlords 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 12, 2024

---

Residential Tenancy Branch