



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding PLAN A REAL ESTATE SERVICES  
LTD. and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      **MNDL, MNDCL, FFL - MNSDB-DR, FFT**

### 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*;
- An order requiring the tenant to reimburse the landlord for the filing fee pursuant to section 72.

This hearing dealt with an application by the tenant under the *Residential Tenancy Act* (the *Act*) for the following:

- 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.

The agent K.H. attended for the Landlord.

The Tenant and counsel G.A. attended.

The parties settled their disputes.

## Analysis

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 disputes.

Both parties agreed to the following terms of a final and binding resolution of both applications 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:

1. The Landlord agreed to pay compensation in the amount of **\$ 2,143.75** to the Tenant.
2. To give effect to the above settlement reached between the parties, I grant a Monetary Order in the Tenant's favour in the amount of **\$ 2,143.75**.
3. Both parties agreed that these particulars comprise the full settlement of all aspects of the applications for dispute resolution.

## Conclusion

To give effect to the above settlement reached between the parties, I grant a Monetary Order in the Tenant's favour in the amount of **\$ 2,143.75**. The Tenant must serve the Landlord as soon as possible. The Tenant may file and enforce this Monetary Order in the courts of the Province of BC.

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: October 25, 2024

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Residential Tenancy Branch