

## **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
- authorization to retain all or a portion of the Tenant's 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 Tenant under section 72 of the Act

### **Settlement**

Under section 56 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:

1. The Landlord will retain the security deposit plus interest in the total amount of \$1,357.33 in partial satisfaction of unpaid rent (interest calculated from August 31, 2022, to November 21, 2024).
2. The Tenant owes the Landlord an additional **\$1,333.67**.
3. The Tenant will make payments of **\$50.00 per month**, on the 20<sup>th</sup> day of the month, beginning December 20, 2024, until the arrears are satisfied.
4. The Tenant will make payments to the Landlord by e-transfer as she did during the tenancy.
5. The Tenant will make additional lump sum payments as she is able.

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: November 21, 2024

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Residential Tenancy Branch