



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes **MNDL-S, LRSD, 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*.
- Authorization to retain all or a portion of the tenant's security deposit in partial satisfaction of the monetary order requested pursuant to section 72 of the *Act*.
- An order requiring the tenant to reimburse the landlord for the filing fee pursuant to section 72.

This hearing also 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 parties attended and settled their dispute during the hearing.

Further to Section 63, the Arbitrator may assist the parties in settling their disputes. The parties agreed as follows in settlement of both applications:

1. The landlord will retain the deposits of \$742.50 in full and final compensation of the landlord's claims.
2. The tenant acknowledged the return of the balance of the deposits in full and final compensation of the tenant's claims.
3. All matters between the parties are resolved..

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: December 20, 2024

Residential Tenancy Branch