DECISION

Introduction

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

- a Monetary Order for unpaid rent
- a Monetary Order for money owed or compensation for damage or loss under the Act, regulation or tenancy agreement
- authorization to retain all or a portion of the Tenant's security deposit in partial satisfaction of the Monetary Order requested
- authorization to recover the filing fee for this application from the Tenant

During the hearing the parties indicated their intention to settle their dispute and reached an agreement on all matters.

Analysis

Under section 63 of the Act, the Arbitrator may assist the parties to settle their dispute

Both parties voluntarily agreed to the following terms of a final and binding settlement:

1. The Landlord will return the full amount of the Tenant's security deposit, plus interest.
2. Both parties agreed that the return of the Tenant's security deposit plus interest is the full and final settlement of all past, present, and future claims by either party in relation to this tenancy.
3. The parties agree that by this settlement they are both precluded from making or pursuing any further claims in relation to this tenancy.

Conclusion

In order to give effect to the above settlement reached between the parties, I grant a Monetary Order to the Tenant of **$1730.86**, for the return of their security deposit, plus interest.

The Tenant must serve this Order to the Landlord. If the Landlord does not pay, this Order may be filed and enforced in the Small Claims Division of the Provincial Court of British Columbia.

I Order that the parties, by their express agreement under section 63 of the Act, may not make or pursue any past, current, or future claims relating to this tenancy.

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: January 3, 2025

Residential Tenancy Branch