

## **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.

### **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 and pet damage deposits, plus interest, for a total of **\$2145.76**.
2. Both parties agreed that these terms are the full settlement of all aspects of the Landlord's current application for dispute resolution.

### **Conclusion**

To give effect to the above settlement reached between the parties, I grant a Monetary Order of **\$2145.76** to the Tenant. The Tenant must serve this Order to the Landlord. If the Landlord does not pay, this Order may be filed and enforced in the Provincial Court of British Columbia (Small Claims Court).

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: February 10, 2025

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Residential Tenancy Branch