

DECISION

Introduction

This hearing dealt with an application filed by both the Landlords and the Tenants based on the Residential Tenancy Act (the “Act”):

The Landlord applied 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

The Tenants applied for:

- a Monetary Order for the return of all or a portion of their security deposit and/or pet damage deposit pursuant to sections 38 of the Act

Analysis

During the hearing the parties indicated their intention to settle their dispute.

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 the 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 and that they did so of their own free volition and without any element of coercion:

1. The parties agree that the Landlords will retain the Tenants' security and pet damage deposits in the total amount of \$3,050.00 plus interest.

2. The parties agree that neither party will make any further applications for dispute resolution regarding this tenancy.
3. The parties agree that these particulars comprise the full settlement of all aspects of both parties' current applications for dispute resolution.

Conclusion

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: March 7, 2025

Residential Tenancy Branch