



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Ministry of Housing and Municipal Affairs

Introduction

This hearing was convened under the *Residential Tenancy Act* (The **Act**) in response to cross applications from the parties.

The Landlord filed their application on January 6, 2025. The Landlord is seeking:

- A Monetary Order for unpaid utilities under section 67 of the *Act*.
- A Monetary Order for damage to the rental unit or common areas under sections 32 and 67 of the *Act*.
- A Monetary Order for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement under section 67 of the *Act*.
- Authorization to retain all or a portion of the Tenants' 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 filed their application on February 25, 2025. The Tenants are seeking:

- A Monetary Order for compensation for damage or loss under the *Act*, regulation or tenancy agreement under section 67 of the *Act*.
- A Monetary Order for the return of all or a portion of their security deposit and/or pet damage deposit under sections 38 and 67 of the *Act*.
- Authorization to recover the filing fee for this application from the Landlord.

Landlord CRD and their agent/witness BD attended the hearing for the Landlord.
Tenants OPE and AE attended the hearing for the Tenants.

During the hearing, the parties indicated their intention to fully settle their two disputes at the hearing.

Analysis

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 this hearing, the parties reached an agreement to settle their disputes.

Both parties agreed to the following terms of a final and binding resolution of both parties' applications 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. In full satisfaction of the Landlord's current application and the Tenants' current application, the Landlord will retain the Tenants' \$1,400.00 security deposit, plus interest.
2. The Landlord and the Tenants will each cover the cost of their own application fees.
3. Both parties agreed that these particulars comprise the full settlement of all aspects of the parties' current applications for dispute resolution.

Conclusion

During the hearing, the parties reached an agreement with respect to both parties' applications. I recorded the terms of the parties' binding agreement in this decision.

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 20, 2025

Residential Tenancy Branch