

DECISION

Introduction

This hearing dealt with applications for Dispute Resolution under the *Residential Tenancy Act* (the Act) from the Landlords and the Tenant the for:

The Tenant's Application is for:

- 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

The Landlords' Application is for:

- a Monetary Order for unpaid rent 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 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 Tenant T.E. attended the hearing for the Tenant.

The Landlord C.N. attended the hearing for the Landlords.

Settlement

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 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 Landlords agreed to pay to the Tenant \$1,100.00 forthwith upon receipt of this Decision and Order.

2. The Landlords and the Tenant agreed that the Landlords will retain the remainder of the Tenant's security deposit and all accrued interest.
3. Both parties agreed that these particulars comprise the full settlement of all aspects of the Tenant's and the Landlords' current applications for dispute resolution.

Conclusion

In order to give effect to the above settlement reached between the parties, I grant a Monetary Order in the Tenant's favour in the amount of \$1,100.00 The Tenant is provided with this Order and the Landlords must be served with a copy of this Order as soon as possible. Should the Landlord fail to comply with this Order, this Order may be filed in the Small Claims Division of the Provincial Court and enforced as Orders of that 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: May 12, 2025

Residential Tenancy Branch