

DECISION

Introduction

This hearing dealt with Cross Applications including:

The Landlord's June 1, 2025, Application for Dispute Resolution under the *Residential Tenancy Act* (the Act) for:

- 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's June 16, 2025, Application for Dispute Resolution under the Residential Tenancy Act (the Act) for:

- 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 under section 72 of the Act

The Landlord and Tenant both attended the August 11, 2025, participatory teleconference hearing to provide sworn testimony and be heard.

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

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 their respective 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) The Landlord will retain the Tenant's security deposit as full and final compensation for this tenancy.
- 2) The RTB will refund the respective \$100.00 filing fees paid by the Landlord and the Tenant as a condition of this settlement agreement.
- 3) Neither party has any other claim for compensation related to this tenancy because all matters are now resolved.

Conclusion

The parties agreed to settle and so I provide no findings on the merits of this dispute.

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: August 11, 2025

Residential Tenancy Branch