

DECISION

Introduction

This hearing dealt with cross applications including:

The Landlord's July 19, 2025, Application for Dispute Resolution under the *Residential Tenancy Act* (the Act) for:

- a Monetary Order for damage to the rental unit or common areas under sections 32 and 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' July 21, 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
- authorization to recover the filing fee for this application from the Landlord under section 72 of the Act

The October 6, 2025, hearing was attended by the Landlord with the support of a certified Korean Translator. The Tenant C.G. also attended.

All parties had the opportunity to provide sworn testimony and be heard.

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. 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 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 return \$3,351.77 to the Tenants from the deposits collected for this tenancy, as full and final compensation for all claims related to this tenancy.
 - a) This money will be returned to the Tenants by Etransfer using the email address specified on the cover page of this decision.
2. Both parties agreed that these particulars comprise the full settlement of all aspects of their respective applications for dispute resolution.

Conclusion

To give effect to the above settlement reached between the parties, I grant a Monetary Order in the Tenants in the amount of \$3,351.77.

The Tenants are provided with this Order and the Landlord 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 and enforced in the Provincial Court of British Columbia (Small Claims Court) if equal to or less than \$35,000.00.

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: October 6, 2025

Residential Tenancy Branch