

DECISION

Introduction

This hearing dealt with cross applications for Dispute Resolution under the *Residential Tenancy Act* (the Act) by the parties:

The Landlord applied 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
- 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 Tenants 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 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

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 the hearing, the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute.

Both parties agreed to the following terms of a final and binding resolution of the parties' cross 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 Tenants' security deposit.
2. The Tenants agreed to pay compensation in the amount of \$466.00 to the Landlord in full and final compensation of their claims by 1:00 PM on November 15, 2025.

3. Both parties agreed that this settlement agreement constituted a final and binding resolution of the parties' current applications for dispute resolution.

Conclusion

As the parties have reached a settlement, I make no factual findings about the merits of their applications.

In order to give effect to the settlement reached between the parties, and as discussed at the hearing, I grant the Landlord a monetary order in the amount of \$466.00. The monetary order may be enforced if the Tenants default on the payment. If the Tenants fail to comply with this order, the Landlord may file the order in the Provincial Court (Small Claims) to be enforced as an order 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: October 28, 2025

Residential Tenancy Branch