

DECISION

Introduction

This hearing dealt with the landlord's Application for Dispute Resolution (Application) under the *Residential Tenancy Act* (the Act) for:

- Recovery of unpaid rent and/or utilities; and
- Recovery of their filing fee.

This hearing also dealt with the tenant's Application under the Act for:

- The return of their security and pet damage deposits; and
- Recovery of their filing fee.

Tenant A.M. and their support person S.M. attended the hearing for the tenant.

Landlord B.C. attended the hearing for the landlord.

The parties were able to settle the Applications.

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 under section 64.2 of the Act. During this hearing, the parties reached an agreement to settle their dispute.

The parties agreed to the following terms of a final and binding resolution of their respective Applications and they did so of their own free volition:

1. The parties agreed that the landlord can retain the tenant's security deposit and pet damage deposit.
2. The parties agreed that the tenant owes the landlord \$2,000.00 to be paid by e-transfer as follows:
 1. \$1,000.00 on or before November 15, 2025; and
 2. \$1,000.00 on or before December 15, 2025.
3. The parties agreed that these particulars comprise the full and final settlement of all matters between them in relation to the tenancy.

Conclusion

I order the parties to comply with the terms of their mutually agreed settlement as set out above.

To give effect to the settlement reached between the parties, and as discussed at the hearing, I grant a Monetary Order to the landlord under section 64.2 of the Act in the amount of \$2,000.00. The landlord is provided with this Order in the above terms and the tenant must be served with this Order by the landlord as soon as possible. Should the tenant fail to comply with the payment terms set out in this settlement agreement, this Order may be filed and enforced in the Provincial Court of British Columbia (Small Claims Court) as it is 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: November 13, 2025

Residential Tenancy Branch