

## **DECISION**

### **Introduction**

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

- a Monetary Order for unpaid rent 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

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

Landlord S.C. attended the hearing for the Landlord.

Tenant A.S. and Tenant's Witness M.Y. attended the hearing for the Tenant.

### **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 both the Landlord's application and 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 will and without any element of coercion:

1. Both parties agreed that the Landlord waives their claim for October 2025's rent
2. Both parties agreed that the Landlord is authorized to retain the Tenant's entire security deposit and retain any accumulated interest

3. Both parties agreed that these particulars comprise the full settlement of all aspects of both applications for dispute resolution.

## **Conclusion**

The Landlord is authorized to retain the Tenant's security deposit.

As the disputes in both applications were settled, I decline to make findings on the merits of the applications.

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: December 15, 2025

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Residential Tenancy Branch