

DECISION

Introduction

This hearing dealt with cross applications including:

the Tenant's October 27, 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 Landlord's October 29, 2025, Application for Dispute Resolution under the *Residential Tenancy Act* (the Act) for:

- a Monetary Order for unpaid rent under section 67 of the Act
- 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 January 26, 2026, hearing was attended by the two Tenants, the Homeowner as Landlord, and their Agent. Parties had the opportunity to provide sworn testimony and refer to evidence.

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 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 is entitled to retain the full value of the Tenants' security deposit and pet damage deposit as partial compensation for the Landlord's successful claim for loss.
- 2) The Landlord is also entitled to a \$2,500.00 Monetary Order for full and final compensation for monetary losses associated with this tenancy.
- 3) The Tenants' claim for financial compensation was not successful.
- 4) The RTB will refund the \$100 filing fees paid by the Tenant and the Landlord as a condition of this settlement agreement.
- 5) This settlement represents the full and final closure of both the Tenant and the Landlord's applications which means that all matters related to this tenancy are now done and resolved.

Conclusion

I grant the Landlord a Monetary Order in the amount of **\$2,500.00** to give effect to this settlement.

The Tenants must be served with **this Order** as soon as possible.

Should the Tenants 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: January 26, 2026

Residential Tenancy Branch