

DECISION

Introduction

This hearing dealt with cross applications including:

the Landlord's December 6, 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
- 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 Tenant's December 22, 2025, 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 and/or pet damage 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

Both the Landlord and the Tenant attended the January 19, 2026, hearing 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 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 pay to the Tenant \$2,800.00 as the full and final return of the Tenant's Security Deposit, Pet Damage deposit and FOB deposit for this tenancy.
 - a. \$2,500.00 of this money was paid by Etransfer during the hearing.
 - b. The Tenant will be provided with a Monetary Order for the remaining \$300.00 owed to by the Landlord which the Landlord committed to paying by Etransfer before the end of January 2026.
- 2) The RTB will refund the \$100.00 filing fee for this application to the Tenant as a condition of this settlement agreement.
- 3) 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 Tenant a Monetary Order in the amount of **\$300.00** to give effect to this settlement.

The Landlord must be served with **this Order** as soon as possible if they fail to pay the \$300.00 before the end of January 2026.

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: January 19, 2026

Residential Tenancy Branch