



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing and Municipal Affairs

## DECISION

Dispute Codes      MNDCT, FFT / MNRL-S, MNDCL, LRSD

### Introduction

The hearing was convened following Applications for Dispute Resolution (the Applications) from both parties under the *Residential Tenancy Act* (the Act), which were crossed to be heard simultaneously.

In their Application, the Tenants seek:

- Compensation for damage or loss under the Act, the *Residential Tenancy Regulation* (the Regulation), or tenancy agreement under section 67 of the Act; and
- To recover the filing fee for their Application from the Landlords under section 72 of the Act.

In their Application, the Landlords seek:

- Compensation for unpaid rent under sections 26 and 67 of the Act;
- Compensation for loss under the Act, Regulation, or tenancy agreement, under section 67 of the Act; and
- Authorization to retain the Tenants' security deposit and pet damage deposit under section 38 of the Act.

Both Tenants attended the hearing. The hearing started at 9:30 AM and the line was left open until 9:40 AM to enable the Landlords to join the teleconference, though no parties attended for the Landlords.

Preliminary Issue – Resolution of Disputes

The Tenants confirmed that before the hearing took place, the parties had reached a final and binding settlement of all issues raised in both Application and that no orders or decisions were required.

From the above, I find there is no dispute in these Applications before me to determine, as all claims have been resolved. I make no findings on the merits of either Application.

Conclusion

The parties agreed to settlement of both Applications on final and binding terms.

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: February 26, 2026

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Residential Tenancy Branch