



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Municipal Affairs

DECISION

Introduction

This hearing dealt with an application by the landlord under the *Residential Tenancy Act* (the Act) for the following:

- A monetary order for compensation for damages under section 67.
- Authorization to retain the security deposit under section 72.
- An order requiring the tenant to reimburse the landlord for the filing fee pursuant to section 72.

This hearing dealt with an application by the tenant under the *Residential Tenancy Act* (the Act) for the following:

- A monetary order for compensation for damages under section 67.
- Return of the security deposit under section 38.
- an order to end the tenancy based on a frustrated tenancy agreement under section 44 of the Act
- An order requiring the landlord to reimburse the tenant for the filing fee pursuant to section 72.

The parties attended.

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 the Landlord's application 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 return the balance of the security deposit, including applicable interest, in the amount of \$1,181.53 to the Tenant by September 18, 2025.
2. Both parties agree that these terms constitute a full and final settlement of all matters arising from the Landlord's current application for dispute resolution.

Conclusion

To give effect to the above settlement reached between the parties, I grant a Monetary Order in the Tenant's favour in the amount of \$1,181.53.

The Tenant is provided with this Order and must serve the Landlord with a copy of this Order as soon as possible.

The 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.

Monetary Orders that are more than \$35,000.00 must be filed and enforced in the Supreme Court of British Columbia.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: September 04, 2025

Residential Tenancy Branch