



# Dispute Resolution Services

Residential Tenancy Branch  
Office of Housing and Construction Standards  
Ministry of Housing and Social Development

## **Decision**

**Dispute Codes:** MNSD FF

## **Introduction**

This hearing dealt with an application from the tenants for a monetary order for double the return of the security deposit, plus recovery of the filing fee for this application. Both parties participated in the hearing and gave affirmed testimony.

## **Issue to be Decided**

- Whether the tenants are entitled to a monetary order under the *Act*

## **Background and Evidence**

Pursuant to a written residential tenancy agreement, the month-to-month tenancy began on March 1, 2007. Rent in the amount of \$525.00 was payable in advance on the first day of each month, and a security deposit of \$262.50 was paid on February 7, 2007. Tenancy ended on or around June 29, 2008.

During the hearing the parties afforded each other an opportunity to set out some of the details in their respective positions. Further, the parties exchanged differing views related to, but not limited to, what costs had been incurred by each with respect to ensuring that the unit was left suitable for new tenants at the end of this tenancy, whose responsibility it was to bear those costs, whether a copy of the move-out inspection report had been provided to the tenants, and whether (and if so, when) the tenants informed the landlord of their forwarding address.

## **Analysis**

Pursuant to section 63 of the *Act*, the parties turned their minds to compromise and achieved a resolution of their dispute. Specifically, it was agreed as follows that:

The landlord will mail cheque payment FORTHWITH to the tenants in the full amount of \$225.00, as full and final settlement of all aspects of this dispute for both parties.

## **Conclusion**

Pursuant to the above agreement, I hereby grant the tenants a monetary order under section 67 of the *Act* for **\$225.00**. Should the landlord fail to comply with the above agreement, this order may be served on the landlord, filed in the Small Claims Court and enforced as an order of that Court.

Dated: January 15, 2009

