



# Dispute Resolution Services

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

## Decision

**Dispute Codes:** MNSD, MNDC, FF

## Introduction

This hearing dealt with 1) the tenant's application for a monetary order for double the return of the security deposit and recovery of the filing fee, and 2) the landlord's application for retention of the security deposit in partial satisfaction of the claim, a monetary order for compensation for loss of rental income, and recovery of the filing fee. Both parties participated in the hearing and gave affirmed testimony.

## Issue to be Decided

- Whether either or both parties are entitled to a monetary order under the *Act*

## Background and Evidence

Pursuant to a written tenancy agreement, the fixed term was November 1, 2008 to October 31, 2009. Rent of \$825.00 was payable in advance on the first day of each month. A security deposit of \$400.00 was collected on October 30, 2008, however, on the following day the tenant gave verbal notice of an immediate end to tenancy.

## Analysis

Pursuant to section 63 of the *Act*, during the hearing the parties exchanged proposals and achieved a resolution of the dispute. Specifically, the parties agreed as follows:

- the landlord will mail a cheque to the tenant FORTHWITH 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 order the landlord to mail cheque payment FORTHWITH to the tenant in the amount of **\$225.00**.

DATE: January 27, 2009

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Dispute Resolution Officer