



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes:

MNSD and FF

Introduction

This hearing was in response to an Application for Dispute Resolution, in which the Tenant applied for the return of double her security deposit and to recover the filing fee from the Landlord for the cost of filing this application.

Both parties were represented at the hearing. They were provided with the opportunity to submit documentary evidence prior to this hearing, all of which has been reviewed, to present relevant oral evidence, to ask relevant questions, and to make relevant submissions.

Issues to Be Decided

The issues to be decided are whether the Tenant is entitled to the return of double the security deposit paid in relation to this tenancy and to recover the cost of filing this Application for Dispute Resolution.

Background and Evidence

The Landlords and the Tenant agree that the Tenant paid a security deposit of \$325.00 on September 30, 2007; that the tenancy ended on December 31, 2008; that the Tenant provided the Landlords with her forwarding address on March 06, 2009 or March 07, 2009 by registered mail; that the Landlords returned \$225.00 of the security deposit sometime in early April of 2009; that the Landlords retained \$100.00 of the security deposit in compensation for re-keying locks to the laundry room and for a damaged blind; that the Tenant did not authorize the Landlord to retain the security deposit; that the Landlord did not file an Application for Dispute Resolution claiming against the security deposit; that the Tenant did not return the keys to the laundry area; and that the Tenant caused some damage to a blind in the rental unit.

During the hearing the parties indicated that they wished to reach a settlement to this dispute. The terms of the settlement agreement between the parties are:

- The Landlord will pay the Tenant \$325.00



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- This payment will resolve all disputes in relation to this Application for Dispute Resolution
- This payment will resolve any other disputes in relation to this tenancy
- Neither party will file another Application for Dispute Resolution in relation to this tenancy

Conclusion

Based on the settlement agreement reached by the parties, I hereby grant the Tenant a monetary Order in the amount of \$325.00. In the event that the Landlord does not voluntarily comply with this Order, it may be filed with the Province of British Columbia Small Claims Court and enforced as an Order of that Court.

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: July 28, 2009.

Dispute Resolution Officer