Dispute Resolution Services

Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes   MNSD, FF

Introduction

Some written arguments were submitted prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the parties the opportunity to give their evidence orally and the parties were given the opportunity to ask questions of the other parties.

All testimony was taken under affirmation.

Issues(s) to be Decided

This is a request for return of the security deposit in the amount of $545.00, and a request that the respondents bear the $50.00 cost of the filing fee that was paid for the application for dispute resolution.

Background and Evidence

The applicants testified that:

- They had a previous dispute resolution hearing in which the respondent was a told that they must return of $545.00 of the security deposit to the tenants.
- The respondents have refused to return the money.

The applicants are therefore requesting an order for the return of the $545.00 plus the $50.00 filing fee for a total of $595.00.

The landlord's agent testified that:

- The landlords understand that they are to return $545.00 of the tenant's security deposit however they were so upset by the previous decision that they have not done so.

- The landlords are now willing to pay the amount required and can do so in two payments.

Analysis

The landlords were informed in the decision from a previous hearing that they must return $545.00 of the tenants security deposit however they have failed to do so.

I therefore allow the tenants full claim.

Conclusion

I have issued an order for the respondents to pay $595.00 to the applicants.

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 22, 2010.

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Dispute Resolution Officer