



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Public Safety and Solicitor General

## **DECISION**

Dispute Codes      MNSD, FF

### Introduction

This conference call hearing was convened in response to the tenant's application for a Monetary Order for the return of double the security deposit and to recover the filing fees associated with this application.

Both parties attended the hearing and provided affirmed testimony. They were given a full opportunity to be heard, to present evidence and to make submissions.

### Issue(s) to be Decided

Is the tenant entitled to the return of the security deposit?

Is the tenant entitled to recover the filing fee?

### Background and Evidence

The rental unit consists of a basement suite in a single detached home. Pursuant to a written agreement, the fixed term tenancy was based on a one year lease, starting on October 15<sup>th</sup> 2009 and ending October 31<sup>st</sup>, 2010. The rent was \$1150.00 payable on the first of each month, and the tenant paid a security deposit in the amount of \$575.00.

During the hearing the parties exchanged views on the circumstances surrounding this dispute and undertook to achieve a resolution,

### Analysis

Section 63 of the *Residential Tenancy Act* provides for the parties to resolve their dispute during the dispute resolution proceedings. Accordingly, the parties have agreed to the following:

- The landlord will return \$140.22 to the tenant as final compensation in this matter by no later than April 30<sup>th</sup>, 2011

### Conclusion

Pursuant to Section 67 of the Act, I grant the tenant a monetary order in the amount of \$140.22

If necessary, This Order may be registered in the 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: April 07, 2011.

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Residential Tenancy Branch