



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD, FF

Introduction

This hearing dealt with a tenant's application for return of double the security deposit. Both parties appeared at the hearing and were provided the opportunity to make relevant submissions, in writing and orally pursuant to the Rules of Procedure, and to respond to the submissions of the other party.

Issue(s) to be Decided

1. Is the tenant entitled to return of double the security deposit?
2. Can the parties reach an agreement to settle this matter?

Background and Evidence

The tenancy commenced April 1, 2010 and the tenant paid a \$625.00 security deposit. A move-out inspection took place August 1, 2011 and the tenant agreed, in writing, to deductions of \$110.00 for carpet cleaning and \$45.00 for general cleaning from the security deposit. The tenant's forwarding address also appears on the move-out inspection report.

The landlord's records show that a cheque was issued to the tenant in the amount of \$490.00 on August 5, 2011. The tenant did not receive the cheque and after August 15, 2011 the tenant started calling the landlord's office to enquire about her refund. The landlord re-issued a cheque on September 6, 2011 in the amount of \$490.00. The tenant received the September 6, 2011 cheque after filing this application and has cashed it.

Both parties were agreeable to settling this matter upon payment of \$490.00 plus the filing fee to the tenant.

Analysis

I accept the mutual agreement reached between the parties during the hearing and order the landlord to immediately pay the tenant \$540.00 in satisfaction of this application. The tenant is provided a Monetary Order in the amount of \$540.00 to ensure payment is made.

Conclusion

The landlord has been ordered to pay the tenant \$540.00 forthwith. The tenant has been provided a Monetary Order to ensure payment is made.

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: December 02, 2011.

Residential Tenancy Branch