



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNSD, FF

### Introduction

This matter dealt with an application by the Tenant for the return of double the security deposit.

The Tenant said he served the Landlord with the Application and Notice of Hearing (the "hearing package") by registered mail on May 1, 2012. Based on the evidence of the Tenant, I find that the Landlord was served with the Tenant's hearing package as required by s. 89 of the Act and the hearing proceeded with both the Landlord and the Tenant in attendance.

During the course of the hearing, the parties reached an agreement to settle these matters, on the following conditions:

1. the Landlord offered to return the Tenant's full security deposit of \$300.00 as full settlement of all disputes resulting from this tenancy.
2. the Tenant accepts the Landlord's offer of returning the full security deposit of \$300.00 as full settlement of all disputes resulting from this tenancy.
3. the Tenant and the Landlord agree that the Landlord will prepare a release document for the Tenant to sign prior to receiving the full security deposit of \$300.00
4. it is agreed that the Landlord will mail the release to the Tenant and then the Tenant will either fax or mail the release back to the Landlord. When the Landlord receives the release the Landlord will mail the full security deposit of \$300.00 to the Tenant.



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Under section 63 (1) the director can assist parties or offer parties an opportunity to settle their dispute. Pursuant to section 63 of the Act the Landlord and the Tenant have agreed to the above arrangement.

As no further action is required on this file, the file is closed.

## Conclusion

The Landlord and Tenant agree that when the Landlord returns the Tenant's full security deposit of \$300.00 it will be full settlement of all disputes resulting from this tenancy.

The Landlord agrees to return the security deposit of \$300.00 immediately after receiving the release from the Tenant.

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*.

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Residential Tenancy Branch