



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

MNSD, MNDC, FF

Introduction

This hearing was scheduled in response to the tenant's Application for Dispute Resolution, in which the tenant has requested compensation for damage or loss under the Act; return of double the security deposit and to recover the filing fee from the landlord for the cost of this Application for Dispute Resolution.

Both parties were present at the hearing. At the start of the hearing I introduced myself and the participants. The hearing process was explained, evidence was reviewed and the parties were provided with an opportunity to ask questions about the hearing process. They were provided with the opportunity to submit documentary evidence prior to this hearing, all of which has been reviewed, to present affirmed oral testimony and to make submissions during the hearing. I have considered all of the evidence and testimony provided.

Mutually Settled Agreement

The parties reached the following mutually settled agreement:

- The landlord will return the \$450.00 security deposit to the tenant;
- The tenant is entitled to a monetary Order in the sum of \$450.00 which may be enforced, should the landlord not pay the deposit within a reasonable period of time; and
- That the parties both agree that neither will make any further claims against the other in relation to this tenancy.

The parties acknowledged that any further claim would result in dismissal.

Therefore, pursuant to section 63(2) of the Act, in support of the mutually settled agreement, I find that the tenant is entitled to return of the security deposit in the sum of \$450.00 and a monetary Order in that amount.

Further, I find, pursuant to section 63(2) of the Act, in support of this mutually settled agreement, that neither party is entitled to make any other claim against the other in relation to this tenancy.

Based on these determinations I grant the tenant a monetary Order in the sum of \$450.00. In the event that the landlord does not comply with this Order, it may be served on the landlord, filed with the Province of British Columbia Small Claims Court and enforced as an Order of that Court.

This decision and mutually settled agreement 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: November 26, 2013

Residential Tenancy Branch

