



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

MNSD and FF

Introduction

This hearing was convened in response to an Application for Dispute Resolution, in which the Tenant applied for the return of the security deposit and to recover the fee for filing this Application for Dispute Resolution.

The Tenant and the female Landlord attended the hearing. They were provided with the opportunity to submit documentary evidence prior to this hearing, to present relevant oral evidence, to ask relevant questions, and to make relevant submissions.

The Tenant and the female Landlord agreed that copies of the Application for Dispute Resolution and Notice of Hearing were personally served to the male Landlord sometime in October of 2013. In the absence of evidence to the contrary, I find that these documents have been served to the male Landlord in accordance with section 89 of the *Residential Tenancy Act (Act)*, however he did not appear at the hearing.

Issue(s) to be Decided

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

Background and Evidence

During the hearing the Landlord and the Tenant mutually agreed to settle this, and any other disputes related to this tenancy, under the following terms:

- The Landlord will not place a “stop payment” on the \$150.00 cheque that was provided to the Tenant in September of 2013
- The Landlord will pay another \$650.00 to the Tenant.

Analysis

The parties have settled this dispute.

Conclusion

On the basis of the aforementioned settlement agreement, I grant the Tenant a monetary Order for \$600.00. In the event that the Landlord does not pay \$600.00 to the Tenant, this Order may be filed with the Province of British Columbia 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: January 02, 2014

Residential Tenancy Branch

