



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD, FF

Introduction

A hearing was conducted by conference call in the presence of both parties. On the basis of the solemnly affirmed evidence presented at that hearing, a decision has been reached. All of the evidence was carefully considered.

Both parties were given a full opportunity to present evidence and make submissions. Neither party requested an adjournment or a Summons to Testify. Prior to concluding the hearing both parties acknowledged they had presented all of the relevant evidence that they wished to present.

I find that the Application for Dispute Resolution/Notice of Hearing was sufficiently served on the landlord as the landlord received the Application for Dispute Resolution.

Issue(s) to be Decided

The issues to be decided are as follows:

- a. Whether the tenant is entitled to the return of double the security deposit/pet deposit?
- b. Whether the tenant is entitled to recover the cost of the filing fee?

Background and Evidence

The parties entered into a written tenancy agreement that provided for a one year fixed term tenancy starting on June 1, 2013. The rent was \$950. The parties subsequently signed an Addendum when that provided that the rent would be increased to \$1100 per

month after a roommate move in with the tenant. The tenant paid a security deposit of \$475 and a pet damage deposit of \$475 prior to the start of the tenancy.

The parties signed a Mutual Agreement to End the Tenancy effective November 7, 2013.

The Application for Dispute Resolution filed by the Tenant seeks a monetary order in the sum of \$2408 including an order for the doubling of the security deposit and pet damage deposit. The landlords dispute the tenant's claim.

The landlords have not yet filed a claim. However, they allege they are entitled to \$2200 in damages allegedly caused by the Tenant. The tenant disputes this claim.

Settlement:

At the end of the hearing the parties reached a settlement and they asked that I record the settlement pursuant to section 63(2) of the Residential Tenancy Act as follows:

- a. The landlords shall pay to the Tenant the sum of \$600.
- b. This is a full and final settlement and each party releases and discharges the other from all further claims.

Monetary Order and Cost of Filing fee

I ordered the landlord(s) to pay to the tenant the sum of \$600.

It is further Ordered that this sum be paid forthwith. The applicant is given a formal Order in the above terms and the respondent must be served with a copy of this Order as soon as possible.

Should the respondent fail to comply with this Order, the Order may be filed in the Small Claims division of the Provincial 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: March 10, 2014

Residential Tenancy Branch

