Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Codes: MNSD, FF

Introduction:

The tenant made a monetary claim for recovery of double the security deposit.

Facts:

Both parties attended a conference call hearing. A tenancy began on February 5, 2015 with rent in the amount of $ 1,250.00 due in advance on the first day of each month. The tenant paid a security deposit and pet deposit totaling $ 500.00.00 January 24, 2015. The tenant informed the landlord on January 26, 2015 of his intention not to move in.

Settlement:

The parties settled this matter and they have asked that I record the agreement pursuant to section 63(2) as follows:

    a.   In satisfaction for all claims the landlord and tenant now have or may have arising from this tenancy the parties agree that the landlord will be permitted to retain the sum of $ 250.00 from the tenant's security deposit,

    b.   In satisfaction for all claims the landlord and tenant now have or may have arising from this tenancy the parties agree that the landlord shall pay the tenant the balance of the tenant's security deposit which together with interest totals $ 250.00, and

    c.   In consideration for this mutual settlement the parties agree that no further claims will be made by either party whatsoever arising from this tenancy.

Conclusion:

As a result of the settlement I ordered that the landlord retain the sum of $ 250.00 from the security deposit and I granted the tenant a monetary Order in the amount of $ 250.00. This order may be filed in the Small Claims Court and enforced as an order of that Court. There shall be no order as to reimbursement of the filing fee as it was not discussed or included in the settlement. I have dismissed all other claims made by the tenant without leave to reapply.

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: April 27, 2015

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Residential Tenancy Branch