



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNSD, FF

### Introduction

This hearing dealt with a tenant's application for return of double the security deposit. Both parties appeared or were represented at the hearing and were provided the opportunity to make relevant submissions, in writing and orally pursuant to the Rules of Procedure, and to respond to the submissions of the other party.

### Preliminary and Procedural Matters

The subject tenancy was a co-tenancy involving two co-tenants. Co-tenants are jointly and severally liable for any amounts owed to the landlord and vice-versa. The co-tenants are to apportion any amounts owed to/from the landlord among themselves. Although only one co-tenant filed this application, since it pertains to the security deposit, a single deposit that was paid under a single co-tenancy agreement, the outcome is binding on both co-tenants. In other words, this decision resolves the matter of the security deposit and the other co-tenant is not at liberty to pursue the landlord for its return. Any dispute the other co-tenant may have with respect to this decision shall be with the co-tenant and not the landlord.

The parties reached a settlement agreement during the hearing that I have recorded by way of this decision and the Order that accompanies it.

### Issue(s) to be Decided

What are the terms of settlement?

### Background and Evidence

The parties mutually agreed to the following in full and final settlement of any and all disputes concerning this tenancy:

1. The landlord shall pay to the tenant the sum of \$1,200.00.

### Analysis

Pursuant to section 63 of the Act, I have the authority to assist parties in reaching a settlement agreement during the hearing and to record a settlement agreement in the form of a decision or order.

I have accepted and recorded the settlement agreement reached by the parties during this hearing and make the term an Order to be binding upon the parties.

In recognition of the mutual agreement I provide the tenant with a Monetary Order in the amount of \$1,200.00 to ensure the agreement is fulfilled.

### Conclusion

The parties reached a settlement agreement in full and final satisfaction of any and all disputes regarding this tenancy.

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 14, 2016

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Residential Tenancy Branch

