



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNSD

### Introduction

The Application for Dispute Resolution filed by the Tenant seeks a monetary order in the sum of \$420 for the return of her security deposit and registered mail costs..

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 served on the landlord by mailing, by registered mail to where the landlord carries on business.  
find as follows:

### Issue(s) to be Decided

The issue to be decided is whether the tenant is entitled to the return of the security deposit/pet deposit?

### Background and Evidence

The tenancy was to commence on May 1, 2015. The rent was to be \$800 per month payable in advance on the first day of each month. The Tenant paid a security deposit of \$400. The tenancy ended after the tenant advised the landlord she was not moving into the rental unit.

The landlord agreed to pay the amount claimed by the tenant. The landlord has not been able to contact the tenant as she has a new telephone.

Settlement:

The parties reached a settlement and they asked that I record the settlement as follows:

- a. The landlord shall pay the tenant the sum of \$420.
- b. The tenant waives her right to the doubling of the security deposit.
- c. This is a full and final settlement and each party releases and discharges the other from all further claims with respect to this tenancy.

Monetary Order and Cost of Filing fee

I ordered the landlord(s) to pay to the tenant the sum of \$420.

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: November 29, 2016

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Residential Tenancy Branch