



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OLC, MNDC
Introduction

The tenant applies for recovery of a \$600.00 security deposit and a \$600.00 pet damage deposit. The parties were able to resolve this matter at hearing.

The rental unit is a one bedroom townhouse. The tenancy started November 1, 2016 for a six month fixed term ending April 30, 2017 at a monthly rent of \$1200.00. The tenant ended the tenancy at the end of January 2017. The landlord took possession and was able to re-rent the premises for March 1. The tenant provided the landlord with a forwarding address in writing on January 30, 2017.

The landlord verbally claims \$1200.00 for loss of February rent. He has not brought his own application for that money, but the tenant agreed to deal with that matter as well.

The parties were informed of the mandatory effect of s. 38 of the *Residential Tenancy Act* and the likelihood of the tenant receiving a doubling of the \$1200.00 deposit money on these facts.

The parties agreed that the landlord would pay the tenant \$1200.00 plus the \$100.00 filing fee and would abandon his claim for recovery of February rent. The tenant will have a monetary award of \$1300.00 against the landlord.

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 15, 2017

Residential Tenancy Branch