



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD, FF

Introduction

The Application for Dispute Resolution filed by the Tenant seeks a monetary order in the sum of \$1200 for double the security deposit.

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 resides on March 25, 2017. With respect to each of the applicant's claims I find as follows:

Issue(s) to be Decided

The issue to be decided is whether the tenant is entitled to an order for double the security deposit/pet deposit?

Background and Evidence

The parties entered into a written tenancy agreement that provided that the tenancy would start on December 15, 2012. The rent as \$1200 per month payable in advance on first day of each month at the start of the tenancy. It was subsequently increased. . The tenant(s) paid a security deposit of \$600 prior to the start of the tenancy.

The tenancy ended on February 28, 2017.

The tenant(s) provided the landlord with his/her their forwarding address in writing on January 31, 2017.

The Application for Dispute Resolution filed by the Tenant claims a monetary order in the sum of \$1200 for double the security deposit.

The landlord testified while he has not yet filed an Application for Dispute Resolution he estimates that he has claims that exceed \$10,000 in damages to the rental unit and loss of rent.

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 landlord shall pay to the tenant the sum of \$500.
- b. 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

As a result of the settlement I ordered the landlord(s) to pay to the tenant the sum of \$500

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 final and binding on both parties.

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: May 08, 2017

Residential Tenancy Branch