



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD

Introduction

This hearing was scheduled to deal 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.

Both parties had an opportunity to be heard and the respective rights and obligations of both landlords and tenants, as they pertain to a security deposit, co-tenancies and other aspects of the Act were discussed after which time the parties turned their minds to settling their dispute. The parties confirmed to me that they were in agreement to the terms as I read them aloud. I have recorded the settlement agreement by way of this decision and the Monetary Orders that accompany it.

The tenants stated their mailing address has changed since filing their Application for Dispute Resolution. The tenants orally provided a current address for the landlord to send their settlement cheques to and I agreed to record it on the cover page of this decision.

Issue(s) to be Decided

What are the terms of the settlement agreement?

Background and Evidence

The parties agreed upon the following terms in full and final satisfaction of any and all claims either party may have with respect to this co-tenancy:

1. The landlord shall pay \$100.00 to each of the tenants named in this application for a total refund of \$200.00 of the \$650.00 security deposit.
2. The landlord is authorized to retain the balance of the security deposit.
3. All parties to the tenancy agreement are now precluded from filing any other Application for Dispute Resolution with respect to this tenancy.

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 I make the terms an Order to be binding upon both parties.

In recognition of the settlement agreement, I provide a Monetary Order to each tenant in the amount of \$100.00 to ensure payment is made as agreed upon.

Conclusion

The parties reached a full and final settlement agreement during the hearing, as recorded in this decision. Each of the named tenants are provided a Monetary Order in the amount of \$100.00 in recognition of the settlement agreement.

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: June 28, 2017

Residential Tenancy Branch