



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding REDOOR SOCIETY
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNSD, FF

This matter was scheduled for a conference call at 1:30 p.m. on this date. Both parties participated in the teleconference. The landlord filed their application seeking to retain the security deposit. At the outset of the hearing the parties confirmed that the matter of the security deposit was addressed in a hearing on May 31, 2017 by another Arbitrator.

Black's Law Dictionary defines *res judicata*, in part as follows:

Rule that a final judgement rendered by a court of competent jurisdiction on the merits is conclusive as to the rights of the parties and their privies, and, as to them, constitutes an absolute bar to a subsequent action involving the same claim, demand or cause of action. Therefore based on the information provided by the parties and on the definition of *res judicata* I must dismiss the landlord's application.

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, 2017

Residential Tenancy Branch