



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD, MNDC, FF

Introduction

This matter dealt with an application by the Tenant for the return of double the security deposit, for compensation for loss or damage under the Act, regulations and tenancy agreement and to recover the filing fee for this proceeding.

The Tenant said he served the Landlord with the Application and Notice of Hearing (the "hearing package") by email. Based on the evidence of the Tenant, I find that the Landlord was not served with the Tenant's hearing package as required by s. 89 of the Act.

During the course of the conference call, the parties reached an agreement to settle these matters, on the following conditions:

1. The Landlord agreed to return the Tenant's security deposit of \$2,075.00 by e-transfer forth with.
2. The Tenant accepted the amount of \$2,075.00 as full settlement of his application.
3. In support of this settlement agreement I have issued a monetary order to the Tenant for \$2,075.00

Under section 63 (1) the director can assist parties or offer parties an opportunity to settle their dispute. Pursuant to section 63 of the Act the Landlord and the Tenants agreed to the above arrangement.

As no further action is required on this file, the file is closed.

Conclusion

The Tenant has received a monetary order in the amount of \$2,075.00. The order must be served on the Respondent and is enforceable through the Provincial Court of British Columbia (small claims court) 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: December 10, 2018

Residential Tenancy Branch