



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Code MNSD

This hearing was convened pursuant to the Tenant's Application for Dispute Resolution, made on January 23, 2019 (the "Application"). The Tenant applied for an order that the Landlord return all or part of the security deposit and/or pet damage deposit, pursuant to the *Residential Tenancy Act*.

The Tenant attended the hearing and was assisted by her daughter, S.M. The Landlord attended the hearing on her own behalf. All in attendance provided a solemn affirmation at the beginning of the hearing.

During the hearing, the parties confirmed that the Landlord returned the security deposit to the Tenant by e-transfer on December 14, 2018, 14 days after the tenancy ended. The e-transfer was accepted on December 17, 2018. The Landlord submitted documentary evidence in support. Further, S.M. confirmed that the Tenant intended to apply for compensation for having been issued a notice to end tenancy for landlord's use of property.

As the security deposit was returned to the Tenant in accordance with section 38 of the *Residential Tenancy Act*, the Application is moot. Therefore, the Application is dismissed, without leave to reapply.

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 14, 2019

Residential Tenancy Branch