



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD, FF

Introduction

This conference call hearing was convened in response to the tenants' application for the return of their security deposit and to recover the filing fee associated with this application.

Both parties attended the hearing and provided affirmed testimony. They were given a full opportunity to be heard, to present evidence and to make submissions.

Issue(s) to be Decided

Is the tenant entitled to the return of the security deposit?

Is the tenant entitled to recover the filing fee?

Background and Evidence

The rental unit consists of a single detached home. Pursuant to a written agreement, the month to month tenancy started on May 1st, 2010. The rent was \$1300.00 per month. Concerning the security deposit, the parties agreed that the tenants would service the septic tank and repair the furnace in lieu of cash within three months of signing the agreement.

During the hearing the parties exchanged views on the circumstances surrounding this dispute and undertook to achieve a resolution.

Analysis

Section 63 of the *Residential Tenancy Act* provides for the parties to resolve their dispute during the dispute resolution proceedings. Accordingly, the parties have agreed to the following:

- The landlord will pay the tenants \$222.41.
- The landlord will return a tire currently in storage.

Conclusion

I hereby issue the tenants a Monetary Order for the sum of \$222.41. If necessary, this Order may be registered in the Small Claims Court and enforced as an order of that Court.

The above decision and order comprise a full and final settlement for all parties of all aspects of this dispute and related tenancy.

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: August 17, 2011.

Residential Tenancy Branch