



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNSD

### Introduction

This matter dealt with an application by the Tenant for the return of double the security deposit.

At the start of the conference call the person who dialled in as the Landlord said the name on the Tenant's application is actually a tenant not a landlord and there is no tenancy agreement between the actual Landlord (himself) and the Tenant. Further X.Q. said the Tenant's application is dated August 2, 2018 and the tenancy actually ended on July 31, 2016 so the Tenant's application is past the time limit to make an application.

The Tenant said she was told because there is a time limit of 15 days to return the security deposit the time limit for her application is extended to August 15, 2018.

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

1. the Landlord agreed to pay the Tenant \$1,300.00 as full settlement of the Tenant's application.
2. The Tenant accepted the Landlord's offer of \$1,300.00 as full settlement of the Tenant's application.
3. Both parties agreed this settlement is the final dispute with regard to this tenancy.
4. The Tenant gave the Landlord her mailing information for the Landlord to send the cheque too.

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 Tenant agreed to the above arrangement.

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

Conclusion

The Parties agreed this settlement concludes all disputes and applications with regard to this tenancy.

The Landlord agrees to pay the Tenant \$1,300.00 forth with.

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 04, 2018

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Residential Tenancy Branch