

INTRODUCTION

[1] The Tenant and the Landlord filed applications regarding a dispute over a security deposit.

DISPOSITION

[2] The applications have been settled on the terms provided below.

BACKGROUND

- [3] The Landlord and the Tenant entered into a tenancy agreement that commenced on January 1, 2024 and ended on August 31, 2024. Rent was due on the first day of the month. A security deposit of \$725.00 was paid on December 11, 2023.
- [4] On September 25, 2024 the Tenant filed a *Form 2(A) Tenant Application to Determine Dispute* (the "Tenant Application") with the Residential Tenancy Office (the "Rental Office") regarding the security deposit.
- [5] On November 20, 2024 the Rental Office emailed the parties notice of a teleconference hearing scheduled for December 12, 2024, along with a copy of the Tenant Application.
- [6] On December 9, 2024 the Rental Office sent the parties an evidence package electronically by Titan File.
- [7] On December 12, 2024 the Landlord filed a *Form 2(B) Landlord Application to Determine Dispute* (the "Landlord Application") with the Rental Office regarding the security deposit.
- [8] The Tenant Application and the Landlord Application are collectively referred to as the "Applications."
- [9] On December 12, 2024 the Tenant and the Landlord participated in a teleconference hearing for determination of the Applications. The parties confirmed receipt of the Applications and the Evidence Package and the parties also confirmed that all of the documents submitted to the Rental Office were included.

SETTLEMENT

- [10] At the hearing the parties reached an agreement resolving the Applications on the following terms:
- The Landlord will pay the Tenant \$437.00 by 11:59 p.m. on December 19, 2024 by e-Transfer.
 - The Landlord will keep \$300.00 of the Tenant's security deposit.
- [11] The parties agreed that this settlement addressed the claims in the Applications.

IT IS THEREFORE ORDERED THAT

1. The Landlord will pay the Tenant \$437.00 by 11:59 p.m. on December 19, 2024 by e-Transfer.
2. The Landlord will keep \$300.00 of the Tenant's security deposit.

DATED at Charlottetown, Prince Edward Island, this 12th day of December, 2024.

(sgd.) Andrew Cudmore
Andrew Cudmore

Residential Tenancy Officer

NOTICE

Right to Appeal

The parties may seek to appeal this Order to the Island Regulatory and Appeals Commission (the "Commission") by serving a Notice of Appeal with the Commission and every party to this Order within **20 days of this Order**. If a document is sent electronically after 5:00 p.m., it is considered received the next day that is not a holiday. If a document is sent by mail, it is considered served on the third day after mailing.

Filing with the Court

If no appeal has been made within the noted timelines, this Order can be filed with the Supreme Court of Prince Edward Island and enforced as if it were an order of the Court.