



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards
Ministry of Housing and Social Development

Decision

Dispute Codes: MNSD FF

Introduction

Documentary evidence and written arguments have been submitted by the parties prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the parties the opportunity to give their evidence orally and the parties were given the opportunity to ask questions of the other parties.

All testimony was taken under affirmation.

Issue(s) to be Decided

This is a request for a monetary order for \$150.00

Background and Evidence

The applicant testified that at the end of the tenancy the landlord did not return the full security deposit to her but instead returned ½ to her and the other half to her former co-tenant.

The applicant believes that it should have all been returned to her as her co-tenant had moved out earlier without giving a forwarding address to the landlord.

The respondent testified that she did return the full deposit with $\frac{1}{2}$ going to each tenant.

Analysis

The landlord returned the full deposit and there is nothing in the Residential Tenancy Act that says that it must go to the last tenant in the rental unit.

Further there is nothing in the Residential Tenancy Act that says that the landlord cannot return the deposit if they do not get a forwarding address.

Conclusion

This application is dismissed in full.

Dated: December 16, 2008