



## Dispute Resolution Services

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

Having heard the evidence of the parties, under affirmation, and having given the parties the opportunity to give their evidence orally and to provide written and documentary evidence, and to cross-examine the other party, and to make submissions to me, I have determined:

The landlord has not returned the tenants security deposit or applied for dispute resolution to keep any or all of tenant's security deposit and the time limit in which to apply is now past.

The Residential Tenancy Act states that, if the landlord does not either return the security deposit or apply for dispute resolution within 15 days after the later of the date the tenancy ends or the date the landlord receives the tenants forwarding address in writing, the landlord must pay the tenant double the amount of security deposit.

This tenancy ended on April 1, 2008 and the landlord had a forwarding address in writing by June 2008 and there is no evidence to show that the tenant's right to return of the deposit has been extinguished.

Therefore, I am required to order that the landlord must pay double the amount of the \$325.00 security deposit = \$650.00 to the tenant, plus interest of \$8.49, for a total order of \$658.49.

I further ordered that the respondent bear the \$ 50.00 cost of the filing fee paid for this hearing.

Total order issued-----\$708.49

Dated December 31, 2008.

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