

## **DECISION**

**Dispute Codes:** MNSD

This hearing dealt with an application by the tenants for a monetary order for the amount of the security deposit, applicable accrued interest and double the security deposit.

The tenancy began on October 1, 2007. The tenants paid a security deposit of \$750.00 and a pet damage deposit of \$375.00 on October 13, 2007. The tenancy ended on February 28, 2009. The tenants provided the landlords with their written forwarding address on February 28, 2009. The landlords have not returned the security deposit and pet damage deposit or applied for dispute resolution.

Section 38 of the *Residential Tenancy Act* requires that 15 days after the later of the end of tenancy and the tenant providing the landlord with a written forwarding address, the landlord must repay the security deposit and pet damage deposit or make an application for dispute resolution. If the landlord fails to do so, then the tenant is entitled to recovery of double the base amount of the security deposit and pet damage deposit. I find that the tenancy ended on February 28, 2009, and that the tenants provided their forwarding address in writing on that date. I further find that the landlords have failed to repay the security deposit and pet damage deposit or make an application for dispute resolution within 15 days of receiving the tenants' forwarding address in writing.

I find that the tenants have established a claim for the security deposit and pet damage deposit of \$1125.00, accrued interest of \$20.63, and double the base amount of the security deposit and pet damage deposit in the amount of \$1125.00, for a total of \$2270.63. I grant the tenants an order under section 67 for the amount due of \$2270.63. This order may be filed in the Small Claims Court and enforced as an order of that Court.

Dated July 16, 2009.

