



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes MNSD

Introduction

This hearing dealt with an application by the tenant for return of double the security deposit. Both parties participated in the conference call hearing.

Issues to be Decided

Is the tenant entitled to any of the above under the Act.

Summary of Background and Evidence

This tenancy started in September 2008 with monthly rent of \$850.00, the tenant paid a security deposit of \$425.00. The tenant vacated the rental unit on December 31, 2009.

The tenant testified that she vacated the rental unit on December 31, 2009 and provided the landlord with her new address in writing on or around that day but that the landlord has yet to return the security deposit; the tenant did not have a copy of the letter provided the landlord.

The tenant stated that move-in and move-out inspections were completed but she did not know if she had signed an agreement for the landlord to retain all or part of the security deposit; the tenant did not have a copy of the move-in and move-out condition inspection reports.

The tenant agreed in this hearing to withdraw this application and provide the new property management company with a letter requesting return of her security deposit. The tenant will then proceed with dispute resolution regarding this matter in the future if required.

The tenant's application is hereby dismissed with leave to reapply.

The landlord's agent testified that they have limited to no documentation regarding the rental unit in question as they had taken over management of the building in August.



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Analysis

Based on the lack of evidence from either party, the tenant agreed in this hearing to withdraw this application.

The tenant's application is hereby dismissed with leave to reapply.

Conclusion

The tenant's application is hereby dismissed with leave to reapply.

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 15, 2010

Dispute Resolution Officer