



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

Decision

Dispute Codes: MNSD

Introduction / Background / Evidence

This hearing was convened in response to the tenant's application for return of the original amount of security deposit. The tenant participated in the hearing and gave affirmed testimony. The tenant testified that she served the application for dispute resolution and notice of hearing (the "hearing package") on the landlord by registered mail. She also testified that the Canada Post website provided confirmation that the hearing package was "successfully delivered." However, the landlord did not attend.

As well, the tenant testified that after serving the landlord, he repaid the original security deposit of \$337.50. Tenancy spanned the period from August 2008 to July 31, 2010.

During the hearing the tenant stated that subsequent to filing her application, she informed herself of additional compensation to which she considers she may be entitled. This includes, but is not necessarily limited to, the double return of her security deposit, and compensation for damage or loss under the Act, regulation or tenancy agreement arising from repairs, services or facilities agreed upon but not provided. In this regard, the tenant has the option of filing a further application for dispute resolution.

The full text of the Act, Regulation, Residential Tenancy Policy Guidelines, Fact Sheets, forms and more can be accessed via the website: www.rto.gov.bc.ca/ The attention of the parties is drawn to the following particular sections of the Act:

Section 32: Landlord and tenant obligations to repair and maintain

Section 38: Return of security deposit and pet damage deposit

Conclusion

As the dispute in the application itself is resolved, I consider the application withdrawn.

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*.

DATE: June 2, 2011

Residential Tenancy Branch