



# Dispute Resolution Services

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNSD, FF

### Introduction

This hearing dealt with an application by the tenant for an order for the return of double his security deposit. The tenant was represented by his wife. The landlord did not participate in the hearing. The tenant's agent presented evidence that the landlord was personally served with the application for dispute resolution and notice of hearing on June 9. I accepted that the landlord had notice of the claim and the hearing proceeded in his absence.

### Issue to be Decided

Is the tenant entitled to the return of double his security deposit?

### Background and Evidence

The undisputed facts are as follows. The tenancy began in the summer of 2003 and ended on March 1, 2011. At the outset of the tenancy the tenant paid a security deposit of \$440.00. In February 2011, the tenant gave the landlord his forwarding address in writing.

### Analysis

I find that the tenant has vacated the rental unit and provided his forwarding address in writing, which triggered the landlord's obligation to either return the deposit or file a claim against it. I find that the tenant is entitled to an order for its return. I note that the tenant did not make a claim for double the deposit.

### Conclusion

I grant the tenant an order under section 67 for \$464.16 which includes the \$400.00 security deposit, \$14.16 in interest which has accrued to the date of this judgment and the \$50.00 filing fee paid to bring this application. This order may be filed in the Small Claims Court and enforced as an order of that Court.

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: September 09, 2011

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Residential Tenancy Branch