



Dispute Resolution Services

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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 return of double the security deposit. Both parties attended the hearing and had an opportunity to be heard.

Issues(s) to be Decided

Is the tenant entitled to a monetary order?

Background and Evidence

This tenancy began approximately four years ago and ended on May 1, 2011. The tenant paid a security deposit of \$400.00 at the start of the tenancy. The tenant provided the landlord with her forwarding address in writing on May 15, 2011. The landlord has only returned \$100.00 to the tenant in respect of the security deposit. The tenant did not consent in writing to the landlord keeping all or any part of her security deposit. The landlord has not filed an application for dispute resolution claiming against the deposit.

Analysis

Section 38(1) of the Act provides that within 15 days after the later of the date the tenancy ends and the date the landlord receives the tenant's forwarding address in writing, the landlord must either repay the entire security deposit to the tenant or file an application for dispute resolution claiming against the deposit. In the present case, the landlord has done neither.

Section 38(6) provides that if a landlord does not comply with section 38(1), the landlord may not make a claim against the deposit and must pay the tenant double the amount of the security deposit.

Conclusion

Based on the above, I find that the tenant is entitled to an order that the landlord pay to her double the security deposit. I therefore order that the landlord pay to the tenant the sum of \$706.52 representing double the deposit plus interest on the original amount less the amount already repaid to the tenant. This order may be filed in 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*.