



# Dispute Resolution Services

Page: 1

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 on January 1, 2010 and ended on June 29, 2011. The tenant paid a security deposit of \$225.00 at the start of the tenancy. The tenant provided the landlord with his forwarding address in writing on June 29, 2011. The tenant did not consent in writing to the landlord keeping all or any part of his security deposit.

The landlord acknowledged that he had not returned the tenant's security deposit on the grounds that the tenant had left the unit dirty and damaged. The landlord acknowledged that he has not filed an application against the tenant for his loss.

### 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

I find that the tenant is entitled to an order that the landlord pay to him double the security deposit. I therefore order that the landlord pay to the tenant the sum of \$450.00 representing double the deposit. 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*.