



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      FF, MNSD

### Introduction

Some documentary evidence and written arguments has been submitted by the parties prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the parties the opportunity to give evidence orally.

All testimony was taken under affirmation.

### Issue(s) to be Decided

This is a request for a monetary order for \$1800.00, and a request for recovery of the \$50.00 filing fee.

### Background and Evidence

This tenancy began on May 1, 2010 and at that time the tenant paid a security deposit of \$900.00.

No move in inspection report or moved out inspection report was done for this tenancy.

This tenancy ended on May 31, 2011 and the tenant sent the landlord a forwarding address in writing by registered mail that was mailed on June 10, 2011.

To date the landlord has failed to return any of the security deposit and has not applied for dispute resolution to keep any of the security deposit.

### Analysis

The Residential Tenancy Act states that, if the landlord does not either return the security deposit or apply for dispute resolution within 15 days after the later of the date the tenancy ends or the date the landlord receives the tenants forwarding address in writing, the landlord must pay the tenant double the amount of security deposit.

The landlord has not returned the tenants security deposit or applied for dispute resolution to keep any or all of tenant's security deposit and the time limit in which to apply is now past.

This tenancy ended on May 31, 2011 and the landlord had a forwarding address in writing by June 15, 2011, and there is no evidence to show that the tenant's right to return of the deposit has been extinguished.

Therefore the landlord must pay double the amount of the security deposit to the tenant.

The tenant paid a deposit of \$900.00 and therefore the landlord must pay \$1800.00.

I also allow recovery of the filing fee.

### Conclusion

I have issued a monetary order for the respondent to pay \$1850.00 to the applicant.

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: November 07, 2011.

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Residential Tenancy Branch