



# 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 seeking the return of their security deposit. The tenant participated in the conference call hearing but the landlord(s) did not. The tenant presented evidence that the landlords were served with the application for dispute resolution and notice of hearing by registered mail on October 26, 2011. I found that the landlords had been properly served with notice of the tenant's claim and the date and time of the hearing and the hearing proceeded in their absence. The tenant's gave affirmed evidence.

### Issues to be Decided

Are the tenants entitled to the return of their security deposit?

### Background and Evidence

The tenancy began on or about December 1, 2009 and ended on July 1, 2011. Rent in the amount of \$1200.00 is payable in advance on the first day of each month. At the outset of the tenancy the landlord collected from the tenant a security deposit in the amount of \$600.00.

The tenant's gave the following testimony; gave the landlord one months notice that they would be moving out, did a "walk thru" of the unit with the landlord on the last day of the tenancy, gave their forwarding address in writing on the day they moved out, and made several attempts, both written and verbal to the landlord to resolve this matter.

### Analysis

I accept the tenant's undisputed testimony. The tenant's provided documentary evidence along with their testimony to support their claim. I find that the tenant's are entitled to the return of their security deposit.

As for the monetary order, I find that the tenant has established a claim for \$600.00. The tenant is also entitled to recovery of the \$50.00 filing fee. I grant the tenant an order under section 67 for the balance due of \$650.00. This order may be filed in the Small Claims Division of the Provincial Court and enforced as an order of that Court.

### Conclusion

The tenant is granted a monetary order for \$650.00.

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: January 11, 2012.

---

Residential Tenancy Branch