



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

<u>Dispute Codes</u>	Landlord:	MNDC and FF
	Tenant	MNSD

### Introduction

This hearing was convened on applications by both the landlord and the tenant.

By application of May 31, 2012, the tenant sought return of his security deposit in double on the grounds that the landlord did not return it or make application to claim against it within the latter of 15 days of the end of the tenancy or receipt of his forwarding address as required under section 38 of the *Act*.

By application of July 10, 2012, the landlord sought a Monetary Order for loss of rent on the grounds that the tenant vacated the rental unit in February without giving one-month's notice as required under section 45 of the *Act* and the landlord was unable to find a new tenant for March.

At the commencement of the hearing, the landlord advised that he believed he had been misinformed as to the time of service of the tenant's notice to end the tenancy. The landlord withdrew his application and concurred with the tenant's claim for return of the security deposit in double under section 38(6) of the *Act*.

Accordingly, the tenant's copy of this decision is accompanied by a Monetary Order, enforceable through the Provincial Court of British Columbia for \$395 comprised of double the \$197.50 security deposit paid on or about September 1, 2012.

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: July 26, 2012.

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Residential Tenancy Branch