



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes 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 their evidence orally and the parties were given the opportunity to ask questions of the other parties.

All testimony was taken under affirmation.

Issue(s) to be Decided

This is an application for an order for return of double the \$305.50 security deposit for a total of \$611.00

Background and Evidence

This tenancy ended on August 27, 2012 and a forwarding address in writing was given to the landlord on that same date.

The landlord returned the security deposit by registered mail that was mailed on September 21, 2012.

Analysis

The Residential Tenancy Act states that, if the landlord does not either return the security deposit, get written permission from the tenants to keep 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 did not returned the deposit within the required time frame and the tenants only gave the landlord written permission to keep \$122.00 of the security deposit, leaving \$305.50 to be returned to the tenants.

Therefore the landlord was required to pay double the \$305.50 amount of the security deposit to the tenant, for a total of \$611.00, however since the landlord did return \$305.50 outside the 15 day time frame, he must pay a further \$305.50

Conclusion

I have issued an order for the landlord to pay \$305.50 to the tenants.

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: October 25, 2012.

Residential Tenancy Branch